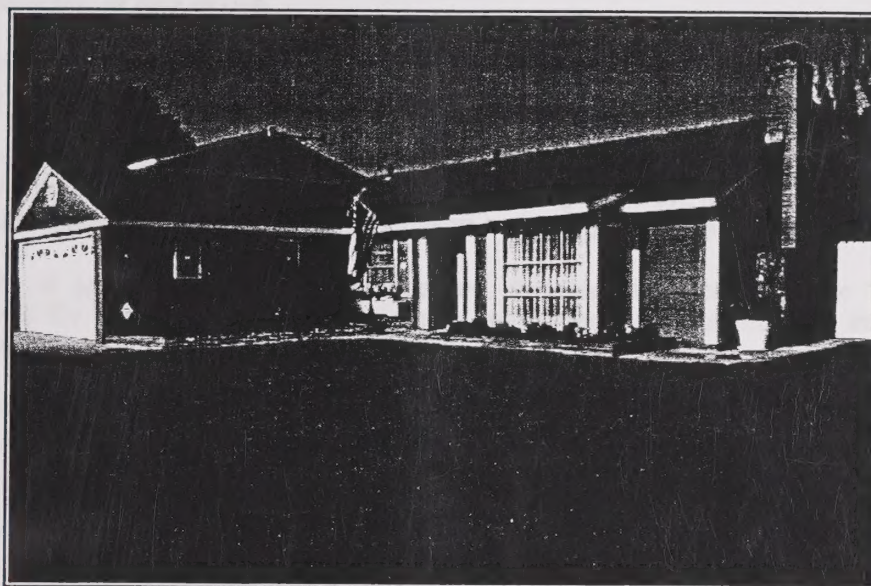


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HOUSING ELEMENT



CITY OF LOS ALAMITOS



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CITY OF LOS ALAMITOS
1998-2005 HOUSING ELEMENT
March 2001

EXECUTIVE SUMMARY

The City of Los Alamitos 1998-2005 Housing Element provides the City with important information describing Los Alamitos' housing needs, defining housing goals for the City, and describing what tools and programs are available and what actions can be taken to meet those needs and goals. The Housing Element, moreover, is the City's foremost policy guiding document pertaining to housing goals, programs and activities. It should be viewed as an important tool - available to planners, developers, decision-makers and citizens alike - in helping individuals make important choices about housing in the community. As with any policy document of this type, its value as a tool in meeting housing needs is limited only by inattention or lack of use.

In assembling the population and housing data, policies, and programs contained in the Housing Element, various facets of the community - it's people and housing - that are unique to Los Alamitos surfaced:

- ◆ Like many communities that have reached or are reaching maturity, the need for new housing is limited, primarily because of low household formation and low growth rates in the local population.
- ◆ While the rate of population increase has declined, the population continues to "age in place," creating a need for programs and activities which help older residents maintain their homes and home affordability.
- ◆ Similar to Orange County, Los Alamitos continues to experience a shift in demographics, with the Latino origin category increasing at the greatest rate.
- ◆ The housing stock for the City is stable, and experiences only slight fluctuations in housing characteristics (single-family vs. multiple-family) and tenure (rental vs. owner-occupied).
- ◆ There is very little land capacity for new residential development in Los Alamitos. The built-out nature of the City will result in only a limited number of new dwelling units being developed over the next five years.
- ◆ The condition of the housing stock in the City is good because of an effective Code Enforcement program and because of the efforts of individual homeowners and rental property owners to maintain and improve their properties. These efforts will need to be continued as the City's housing stock ages over time. By 2005, nearly 75% of the city's housing stock will be over 30 years old.
- ◆ Compared with adjoining jurisdictions, Los Alamitos' development regulations and fees are not unreasonable and do not act as a constraint against the production of new housing.
- ◆ The housing needs of special groups such as the disabled, elderly households, households headed by females, large-family households, and the homeless, will continue to need to be addressed by various programs described in the Housing Element.

The Housing Element includes various housing programs and activities to address housing needs in the City. These programs were developed in recognition of the fact that Los Alamitos is a stable, built-out community. No changes in land use, zoning, or other development policies are contemplated or recommended. The focus, rather, is on programs and policies that seek to improve housing in the City through increased maintenance and conservation efforts. These policies, coupled with a strong community desire to retain what is best about the City and its neighborhoods, are the guiding principles upon which the Housing Element was drafted.

CITY OF LOS ALAMITOS
1998-2005 HOUSING ELEMENT
March 2001

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
1.0 INTRODUCTION	1
1.1 Background	1
1.2 Purpose of the Element.....	1
1.3 Element Organization.....	2
1.4 Relationship to General Plan Elements.....	3
1.4.1 Land Use Element.....	3
1.4.2 Circulation Element	3
1.4.3 Other General Plan Elements.....	3
1.5 Citizen Participation	4
2.0 REVIEW AND EVALUATION.....	5
2.1 Effectiveness of the 1989-1994 Housing Element.....	5
3.0 POPULATION AND EMPLOYMENT CHARACTERISTICS	11
3.1 General Population Information.....	11
3.2 Age Characteristics	13
3.3 Ethnic Characteristics	14
3.4 Employment Trends	15
3.5 Per Capita Income	16
4.0 HOUSING CHARACTERISTICS	17
4.1 Housing Statistics.....	17
4.2 Housing Tenure.....	18
4.3 Age and Condition of Housing Stock.....	18
4.4 Housing Stock Survey	19
5.0 HOUSING AFFORDABILITY AND NEEDS	22
5.1 Housing Payment as a Percentage of Income	22
5.2 Overcrowded Households	22
5.3 Special Needs Housing.....	23
5.3.1 Handicapped Households	23
5.3.2 Elderly Households.....	23
5.3.3 Farm Workers.....	24
5.3.4 Female Heads of Households	24

TABLE OF CONTENTS

Continued

<u>SECTION</u>	<u>PAGE</u>
5.3.5 Large Families	25
5.3.6 Homeless	25
6.0 CONSTRAINTS	32
6.1 Government Constraints	32
6.1.1 Land Use Controls	32
6.1.2 Fees and Improvements	34
6.1.3 Building Codes and Enforcement	38
6.1.4 Processing Time	38
6.2 Non-Governmental Constraints	39
6.2.1 Vacant Land	39
6.2.2 Construction Costs	39
6.2.3 Land Costs	40
6.2.4 Cost to Homebuyers	40
6.2.5 Financing Cost Trends	41
7.0 HOUSING OPPORTUNITIES AND RESOURCES	42
7.1 Land Inventory	42
7.1.1 Zoning	42
7.1.2 Vacant Land	43
7.2 Regional Housing Needs and Production Analysis	45
7.3 Income and Rents	47
7.4 At-Risk Units	47
7.5 Availability of Services and Facilities	48
7.6 Energy Conservation	48
7.7 Quantified Objectives	49
8.0 HOUSING GOALS AND POLICIES	51
8.1 Housing Goals and Policies	51
8.1.1 Maintenance and Preservation of Housing	51
8.1.2 Preserving Housing Cost Affordability	52
8.1.3 Equal Housing Opportunity	53
8.1.4 Accessibility to Housing	54

TABLE OF CONTENTS

Continued

<u>SECTION</u>	<u>PAGE</u>
9.0 HOUSING/IMPLEMENTATION PROGRAM	55
9.1 Housing Improvement Program	55
9.1.1 Code Enforcement and Community Conservation	55
9.1.2 Deferred Payment Loan Program.....	56
9.1.3 Energy Conservation	56
9.1.4 Site Plan Review Process	57
9.1.5 City Pride Awards Program	57
9.2 Housing Assistance Program	57
9.2.1 Rental Assistance.....	58
9.2.2 Fair Housing Program	58
9.2.3 Senior Housing Program	59
9.2.4 Density Bonus Program	59
9.2.5 Protection of Mobile Home Parks	60
9.2.6 Condominium Conversion Regulations	60
9.2.7 Preservation of Federally Subsidized Housing	60
9.2.8 Assisting the Homeless	61

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**CITY OF LOS ALAMITOS
1998-2005 HOUSING ELEMENT
March 2001**

LIST OF TABLES

<u>TABLE</u>	<u>PAGE</u>
3-1 Population Trends: Los Alamitos and Surrounding Jurisdictions: 1990 – 1999	12
3-2 Population Growth: 1990 – 1999	13
3-3 Age Composition: 1980, 1990	14
3-4 Ethnic Composition: 1980 – 1990	15
3-5 Industry of Employment for Los Alamitos Residents: 1990	15
4-1 Housing Stock Inventory 1990 and 1999	17
4-2 Owner/Renter Ratios by Housing Type: 1990	18
4-3 Age of Housing Stock: 1990	19
4-4 Conditions of Structures – 1991	20
5-1 Households Paying Over 30 Percent of Income for Shelter: 1990	22
5-2 Household Size: 1990	25
5-3 Household Size by Tenure: 1990	25
5-4 Homeless and Special Needs Population – Individuals	26
5-5 Homeless and Special Needs Population – Persons in Families with Children	28
5-6 Orange County Inventory of Facilities and Services for the Homeless	31
6-1 Comparison of Development Standards	33
6-2 Community Development Fee Schedule	35
7-1 Residential Zoning: 1991 and 1997	42
7-2 Vacant Land Suitable for Residential Development	43
7-3 Prior Housing Element Housing Obligation (RHNA) 1989 – 1994	45
7-4 Basic New Construction Needs	46
7-5 Basic New Construction Needs by Income Category	46
7-6 Residential Rental Rates	47
7-7 Quantified Objectives	49

**CITY OF LOS ALAMITOS
1998-2005 HOUSING ELEMENT
March 2001**

LIST OF FIGURES

FIGURE		PAGE
1.	Housing Condition Study Areas – Windshield Survey Map.....	21
2.	Vacant Residential Land Map	44

SECTION I.0

INTRODUCTION

1.1 Background

In 1967, the housing element became the third mandated element of the General Plan. During the ensuing 15 years, numerous revisions were made to the required contents of community housing elements. In 1981, Article 10.6 of the Government Code was enacted and describes the content requirements of local housing elements. This legislation, commonly referred to as the Roos Bill, requires that a local housing element include an assessment of housing needs; an inventory of resources and constraints; a statement of goals, policies and objectives; and a 5-year housing program.

The Housing Element is one of seven required elements included in the Los Alamitos General Plan. The Housing Element complies with the letter and spirit of Article 10.6 and responds to the three following issues:

1. What are Los Alamitos' housing needs?
2. What are the housing goals and policies of the City?
3. What specific actions can the City take to meet housing needs?

1.2 Purpose Of The Element

The purpose of the Housing Element is to identify local housing problems and needs and to identify measures necessary to mitigate and alleviate these needs and problems for all economic segments of the community. Another key purpose of the Housing Element is to contribute to meeting the State housing goal as stated below:

"The availability of housing is of vital statewide importance, and the early attainment of decent housing and suitable living environment for every Californian, including farm workers, is a priority of the highest order."
(Section 65580.)

General, statewide purposes of local housing elements are influenced by the legislative policy and intent of Article 10.6. Section 65581 contains the following declarations which describe the legislature's intent in enacting the most recent revisions to the Housing Element law:

- (a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.
- (b) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.

(c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.

(d) To ensure that each local government cooperates with other local governments in order to address regional housing needs.

1.3 Element Organization

Section 2.0 presents an overview and evaluation of the previous (1989-94) Housing Element. In accordance with Section 65588 (a) of the Government Code, this section evaluates the actual results of the previous element's goals, policies, objectives, and programs in order to facilitate the formation of this updated element.

Sections 3.0 and 4.0 contain an assessment of the City's population and housing characteristics, as well as an inventory of housing resources. Information contained in these two sections is taken primarily from the 1990 U.S. Census, as well as from the California State Department of Finance (DOF), the City of Los Alamitos, and other sources. Because updated census data is not yet available, much of this element relies on population, housing, and income data taken from the 1990 Census. Where updated information is available from alternate sources, it has been incorporated into the element to provide a current, and therefore more meaningful, depiction of community population and housing trends.

Section 5.0 presents a discussion of housing affordability and special housing needs.

Section 6.0 presents a discussion of constraints on the development of affordable housing.

Section 7.0 contains a land inventory with analyses of existing Citywide residential land uses and the identification of sites that have the potential for future residential development.

Section 8.0 presents the statement of goals, objectives, and policies designed to meet the housing needs identified in Sections 3.0 and 4.0.

Section 9.0 is a 5-year implementation program for the policies identified in Section 8.0.

Housing programs, as required by State law, are intended to accomplish the following:

- Identify adequate sites which will be made available through appropriate zoning development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, and mobile-homes, in order to meet the community's housing goals.

- Assist in the development of adequate housing to meet the needs of very low, low- and moderate-income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.
- Conserve and improve the conditions of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

1.4 Relationship To Other General Plan Elements

The Los Alamitos 2010 General Plan consists of seven mandatory elements and an optional Economic Development Element. Pursuant to State law, the Housing Element must achieve internal consistency with all other elements of the General Plan.

1.4.1 Land Use Element

The Housing Element is consistent with the intensity, density and distribution of residential uses in the City as defined in the Land Use Element. The identification of adequate housing sites is accomplished within the policy framework of the Land Use Element.

1.4.2 Circulation Element

The Housing Element promotes maintenance and enhancement of the City's housing stock through rehabilitation and new construction of residential dwellings within the framework of the Land Use and Circulation elements. New residential development in the City will be in-fill construction; therefore, roadway infrastructure improvements will not be needed. The Housing Element, which covers a 7½-year period (1998-2005), does not include proposals for land use or roadway improvements that are more extensive than can be accommodated by the Circulation Element. Consequently, the Housing and Circulation Elements are internally consistent.

1.4.3 Other General Plan Elements

The 2010 Los Alamitos General Plan was developed during an extensive 18-month planning program. As alternatives and goals were set, these served as data and policy inputs to the Housing Element. Thus, this Element is consistent with the remaining General Plan Elements.

1.5 Citizen Participation

This Housing Element was prepared with participation from the public. Opportunities for citizen participation included public hearings before the Planning Commission and City Council. In addition, the Draft Housing Element was circulated to affordable housing advocates, non-profit affordable housing providers, the Orange County Housing Authority, and other interested groups and individuals for review and comment. A notice of the public hearing before the City Council was also sent directly to these individuals and organizations inviting their participation at the hearing. Housing goals and policies contained in this element reflect focused neighborhood and community discussions of housing issues throughout 1998 and 1999, as well as comments received from attendees at the public hearings.

2) Streamlined Project Processing and Review

The City continues to streamline project processing and review of both the staff and Planning Commission levels. Project decisions and approvals are routinely provided to project team members and affiliates. The City of Los Alamitos has been successful in taking project review time of a minimum of 60 calendar processing days to approximately 30, if not better than surrounding cities.

In accordance with the ordinance, the City recently completed a comprehensive General Plan Update Program in the form of the City's long-range planning process. The process included numerous staff meetings with members of the staff, the Planning Commission, and the City Council.

It is noted in the update to the General Plan, the City's long-range planning process, the City's commitment as a predominantly built-out community.

2) Preservation and Improvement of the Existing Housing Stock through the City's Code Enforcement Program

The previous element addressed goals concerned as a key priority to address the issue of deteriorating housing conditions. A primary concern of the City is that this was an ongoing priority. A secondary concern was to ensure that the housing stock is maintained at a level of quality and safety.

SECTION 2.0

REVIEW AND EVALUATION

This section is devoted to the review of the previous Housing Element. In accordance with Section 65588 (a) of the Government Code, the review will evaluate the actual results of the previous Element's goals, policies, objectives, and programs recommended in the City's 1989-94 Element.

2.1 Effectiveness of the 1989-94 Housing Element

Review of the City of Los Alamitos' 1989-94 Housing Element indicates that the goals, objectives, and programs set forth for the past 5-year period have been substantially attained, with the exception of the provision of additional new housing units in the moderate and above-moderate income range. The impact of this shortfall in new housing construction is analyzed further in Section 7.2

The following is an analysis of the significant differences between what was projected and what was actually achieved. In addition, an evaluation of the appropriateness of the stated goal, policy, objective, and/or action program is included.

1) Streamlined Project Processing and Review

The City continues to streamline project processing and review at both the staff and Planning Commission levels. Project applications and procedures are regularly reviewed to ensure their accuracy and efficiency. The City of Los Alamitos has been successful in keeping project review time at a minimum and its residential processing time is comparable to, if not better, than surrounding cities.

In accordance with this philosophy, the City recently completed a comprehensive General Plan Update Program to fine tune the City's long-range planning policies. The process included numerous study sessions with members of the public, the Planning Commission, and the City Council.

In addition to the update to the General Plan, the City's zoning ordinance addresses the City's characteristics as a predominantly "built-out community."

2) Preservation and Improvement of the Existing Housing Stock through the City's Code Enforcement Program

The previous element established code enforcement as a key program to address the issue of deteriorating housing conditions. A primary concern of the City at that time was unsightly property. A secondary concern was illegal rental units, usually resulting from the unlawful conversion of garages to rental units.

The City's Code Enforcement Program continues to respond to housing violations by notifying property owners of illegal conditions, including conditions such as storage of refuse or debris, inoperative vehicles, front or side yard parking or storage of vehicles, inoperative vehicles, and graffiti on fences. City Code Enforcement also refers property owners to housing rehabilitation programs operated by the County of Orange to correct housing construction deficiencies. Funds are then made available (to low-income households) for both housing maintenance and rehabilitation.

3) New Construction of Very Low- and Low-Income Housing Units

During the 1989-94 planning period, a goal of 157 "very low-" and "low-" income housing units was set for the City for attainment consistent with the Regional Housing Needs Assessment (RHNA). The City reached this goal.

In 1989, a 71-unit HUD 202/Section 8 project for low-income seniors was approved and constructed. These 71 units were added to the City's current housing stock for low-income individuals, thus meeting a portion of the City's current Regional Housing Needs Assessment (RHNA) goal to provide 157 very low- and low-income housing units. The remaining 86 very low- and low-income housing units were constructed as market-rate, multi-family units in Los Alamitos. All of Los Alamitos' newly constructed units are affordable for very low- and low-income households.

The City applied the following flexible development standards for the above-mentioned HUD 202 project:

- a) **Increased Dwelling Unit Density** – Approved at 53.6 units per acre while the R-3 District standards permit a maximum of 24.9 units per acre;
- b) **Off-Street Parking** – Approved a 0.4 spaces per unit while the R-3 District regulations require 2 parking spaces per unit.
- c) **Private Open Space** – Approved with no private open space while City Code requires 200 square feet of outdoor living area per unit in the R-3 Zone.
- d) **Parkland Fees** – The City Council approved a Parkland Fee Ordinance Amendment, which excluded low-income housing from such fees. Fees waived for this project totaled \$35,500.
- e) **Minimum Unit Size** – Approved with units ranging from 414 to 527 square feet while the R-3 standards specify the minimum unit size is from 450 to 800 square feet, depending on the number of bedrooms.

- f) **Building Setbacks** – Approved with a seven (7) foot rear yard setback while City Code requires ten (10) feet for apartment complexes.
- g) **Minimum Lot Width** – Approved with a lot width of 30 feet for a shared driveway while 60 feet of street frontage is normally required for an interior residential lot.

The City is committed to providing for senior housing opportunities and will continue to explore new avenues and partnerships for the development of low-income senior housing.

4) **Net Addition to Housing Stock**

The 1989-94 Housing Element set a goal of providing 399 new units to be completed by June 30, 1994. After analyzing past construction trends in the City, this production goal was unrealistically high. As discussed above, the City produced a total of 157 additional dwelling units during the planning period, all of which were very low and low income units. No new moderate or above-moderate income housing was constructed during the planning period.

All of the new units (new and replacement units) constructed in the City over the past decade are multiple family dwelling units which typically have rents that are affordable for low- and very low-income households. For example, based on recent data gathered from local realtors, the average rent for an attached multi-family rental unit in Los Alamitos is \$773 monthly. The maximum allowable rent affordable to a four- member low-income household in Orange County is \$950 per month or less. A more detailed discussion of income and rents is provided in Section 7.3 of this element.

During the prior decade, from 1980 to 1990, Los Alamitos met its regional share of housing units that serve low- and very low-income households. However, in terms of meeting future housing needs, it should be noted that the City's remaining vacant residentially zoned lots have the potential to contribute only 37 additional housing units. A more detailed discussion of future housing potential is included in Section 7.0 of this updated element.

5) **Section 8 Rental Assistance**

The 1984 Housing Element's goal for Section 8 was ninety (90) households or a yearly goal of eighteen (18) households to be served over the 1984-89 planning period. The 1989-1994 Housing Element's Section 8 goal was revised downward to include 3 to 4 new households per year, or a total of 15 to 16 households over the 5-year planning period (1989-1994).

Information obtained from the Orange County Housing Authority (OCHA) indicates that, as of March 1997, a total of 17 Section 8 certificates and vouchers

were issued to residents of Los Alamitos. As of January 1999, a total of 23 Section 8 certificates and vouchers were issued to Los Alamitos residents. This equates to 3 new households served each year. The total households currently receiving assistance (23 households) exceeds the goal of 15 to 16 households established in the prior element.

6) Community Improvement Programs

Los Alamitos has several community improvement programs aimed at encouraging property maintenance. These programs include the following:

- A program aimed at encouraging property maintenance by identifying and awarding property owners who have upgraded their properties;
- Property rehabilitation programs (for owner occupied and rental properties);
- Code enforcement program, including graffiti removal;
- Street improvements and local parks improvement programs; and
- Neighborhood Watch, neighborhood meeting, and disaster preparedness programs.

All of these programs were included as implementation measures in keeping with the 1989-94 Housing Element's goal to preserve Los Alamitos' housing and neighborhoods, and are suitable for carryover into the next housing planning period.

7) Conservation of Existing Mobile Home Units Through Stable Mobile Home Park Zoning

The 1989-94 Element set a goal to preserve the City's only existing 110-unit mobile home park. During this planning period to present, the City's zoning designation (MH – Mobile Home Zone) and specific General Plan policies have continued to preserve and protect this special housing source. The City recognizes this housing source typically serves the needs of many first-time homebuyers, seniors, and low-income persons.

8) Housing Rehabilitation Assistance

The City of Los Alamitos is a participating jurisdiction in the Urban County Program, and the County of Orange administers the City's CDBG-funded rehabilitation programs. On average, the County (on behalf of the City) issues seven (7) rehabilitation loans and grants annually. Although prior housing elements for the City established quantified housing rehabilitation goals, the current 1992 element places greater emphasis on code enforcement activities

and other programs to correct deteriorated housing conditions. These programs are discussed above under Community Improvement Programs.

9) Conservation of the City's Apartment Housing Stock Through the Implementation of the Condominium Ordinance

A goal of the prior Element was the continued conservation of the City's supply of market rate rental units by limiting the number of condominiums to 15 percent of the total supply of multiple-family units. Currently, 56.8 percent of the City's housing stock is renter-occupied.

According to City Building Department's records, 76 condominium units were constructed during the period from 1990 to 1996. As of 1996, 5 percent of the City's total multiple-family units consisted of condominiums.

The City is largely built out and the threat to market-rate rental multiple-family housing units would be from conversion of existing units to condominiums. However, past and current trends suggest there is no immediate threat to the current multiple-family rental market from condominium conversions. A safeguard measure, if this trend ever changes, is the City's existing cap of 15 percent of multiple-family units which may be condominiums.

10) Public Facilities and Improvements

To augment housing rehabilitation efforts in targeted areas, a portion of the City's CDBG allocation is spent on street reconstruction, including installation of new paving, curbs, gutters and sidewalks, street lights, handicap ramps, and storm drain upgrades. During the 1989-94 planning period, the City's CDBG facilities improvement projects were in the Carrier Row and Old Town West Neighborhoods which are the multi-family rental areas of the City.

11) Financial and Planning Assistance for City-Based Emergency Housing/Shelters

Between 1984 and 1987 Los Alamitos made yearly cutright donations of \$1,200 to Hot Line (a Los Alamitos based hot line service to assist homeless individuals). Since 1988, due to the City's financial situation, no donations have been made.

From a planning perspective, the City has consistently utilized the flexibility within its zoning code's Conditional Use Permit process to tailor (and reduce) its parking requirements and required yard set back areas to facilitate the development of "special needs" housing.

12) Provision of Adequate Sites for Residential Development

By updating the General Plan and Zoning Ordinance, the City has nurtured a development environment that is conducive to streamlined project processing for all feasible development projects. In addition, staff maintains a list of available vacant and under-utilized residential sites within the City to assist developers of residential projects. In addition, through CDBG and General Fund Revenues, the City guarantees that adequate public improvements are available to all sites within the City.

13) Housing Information, Collection, and Dispersal, including Fair Housing Referrals

City staff serves as a housing information referral center to assist renters, homeowners, and builders. Current Section 8, Rehabilitation Loan/Grant, low-income weatherization program and development standards information are available at the public counter.

In addition, staff refers residents and other interested persons to appropriate County and State housing agencies when the City cannot assist them. In particular, this service includes referral assistance to persons inquiring about fair housing issues or those who feel they are victims of housing discrimination.

14) Flexible Development Standards, Waiving of Fees, and Other Incentives for Low-Income Housing

As discussed previously (Item 3), Low-Income Senior Housing, the City has existing policies and zoning mechanisms (through the conditional use permit process) that can assist in the development of low-income housing. These include increased dwelling unit density (the senior's project was 53.5 du/ac), decreased parking and open space standards, and the waiving of Parkland Fees. These actions are in conformance with the 1989-94 Housing Element's action programs aimed at providing adequate low-income senior housing in Los Alamitos.

Overall, the City of Los Alamitos Housing Element was highly effective in terms of reaching stated goals and objectives of the 1989-1994 Housing Element.

SECTION 3.0

POPULATION AND EMPLOYMENT CHARACTERISTICS

Los Alamitos' housing needs are a function of local and national job and population levels. Existing and future conditions affecting housing include the following:

- As regional employment and population levels increase, the demand for increased housing units will occur throughout the region;
- At the local level, Los Alamitos' population will remain static or increase only slightly, decreasing the need for new housing;
- As the City's existing housing stock ages and deteriorates there will be a greater need for housing rehabilitation, including the need to replace existing deteriorated housing with new housing;
- A reasonable supply of local housing will continue to be necessary to ensure there are enough units for residents to choose from, or in other cases, to "graduate to" as their income level or family size changes.

3.1 General Population Information

As of January 1, 2000, the California State Department of Finance (DOF) estimated Los Alamitos had 12,129 residents and 4,541 dwelling units. Between April 1990 and January 2000, the City's population increased by 453 persons and the number of net housing units increased by 229 units.

As illustrated in Table 3-1, which is based upon U.S. Census and DOF data, Los Alamitos' population increased by 3 percent between 1990 and 2000. This decrease runs counter to the growth experienced in surrounding jurisdictions and Countywide.

Los Alamitos' relatively small population increase can be attributed to the City's "built out" character; only 1.31 vacant acres of residentially-zoned acres remain in the City. It is also largely attributable to localized shifts in the population (i.e., increases or decreases among age cohorts in the City) as illustrated in Table 3-3.

It can be assumed that Los Alamitos' population increase is not a result of an increase in the overall number of housing units. Between 1990 and 2000, for instance, the number of housing units in the City increased by 229 units. However, this increase is largely attributable to the vacation and subsequent availability of naval housing at the Joint Forces Training Center.

**TABLE 3-1
POPULATION TRENDS:
LOS ALAMITOS AND SURROUNDING JURISDICTIONS
1990-2000**

JURISDICTION	1990 (a)	2000 (b)	Increase/Decrease Percent
Anaheim	266,406	310,654	44,248 16.6%
Costa Mesa	96,357	106,607	10,250 10.6%
Cypress	42,655	49,031	6,376 14.9%
Huntington Beach	181,519	199,326	17,807 9.8%
LOS ALAMITOS	11,676	12,129	453 (3.9%)
Santa Ana	293,724	317,685	23,961 8.2%
Orange County	2,410,556	2,828,351	417,795 17.3%

Source: (a) U.S. Department of Commerce, Bureau of the Census, 1990 Census Report.
(b) State of California, DOF, City/County Population Estimates with Annual Percent Change, January 1, 1999 and 2000
Sacramento, California, July 2000

During the next decade, as the City's resident population continues to age, it is reasonable to expect the existing housing stock will be turned over to younger residents of child-bearing age. This situation may cause an increase in local population. There is limited opportunity for population increases to occur as the result of new housing since only 37 units can be constructed on remaining vacant residentially zoned land in the City.

Table 3-2 displays Los Alamitos' growth in population compared to that of Orange County. This low growth rate in Los Alamitos reflects both a continuing decrease, due to the "empty nester" syndrome, in the size of some households but an increase in others as some of the housing stock is turned over to younger residents of childbearing age.

The growth rate for Orange County between 1990 and 2000 is larger (17.3%) primarily due to the growth of housing and economic development in the southern portion of the County.

**TABLE 3-2
CITY OF LOS ALAMITOS
POPULATION GROWTH: 1990-1999**

	1990 ^(a)	2000 ^(b)	Change 1990-1999	
			No.	%
Los Alamitos	11,676	12,129 ^(c)	453	3.9
Orange County	2,410,556	2,828,351	417,795	17.3

Source: (a) Bureau of the Census, 1990.

(b) State of California, DOF, City/County Population Estimates with Annual Percent Change, January 1, 1999 and 2000
Sacramento, California, July 2000

3.2 Age Characteristics

Table 3-3 shows the City's age characteristics. During the decade of 1980-1990, there was a decline in the number of persons for all ages 21 to 34, as well as a decline in the age group 14 to 17. For this same time period, there was an increase in the number of persons of age group 35 to 44. A 27 percent increase in the age group comprised of person's age 65 and older occurred between 1980 and 1990. It is apparent from this data that there has been a decline in the young adult population (ages 21 to 34) while there has been an increase in senior citizens.

TABLE 3-3
CITY OF LOS ALAMITOS
AGE COMPOSITION: 1980, 1990¹

Age Range	1980 No. of Persons (%)	1990 No. of Persons (%)	1980-1990 Change (%)
0-5	834 (7.2)	973 (8.3)	+139 (+16)
6-13	1,301 (11.3)	1,221 (10.5)	-80 (-6.0)
14-17	910 (7.9)	591 (5.1)	-319 (-35.0)
18-20	683 (5.9)	441 (3.8)	-242 (-25.0)
21-24	1,015 (8.8)	809 (6.9)	-206 (-20.0)
25-34	1,899 (16.5)	2,385 (20.4)	+486 (+25.0)
35-44	1,398 (12.1)	1,874 (16.0)	+476 (+34.0)
45-54	1,404 (12.2)	1,136 (9.7)	-268 (-19.0)
55-64	1,118 (9.7)	1,012 (8.7)	-106 (-9.5)
65+	967 (8.4)	1,234 (10.6)	+267 (+27.6)
TOTAL	11,529 (100)	11,676 (100)	+147 (+1.2)
Male	5,509 (47.8)	5,692 (47.8)	+183 (+3.3)
Female	6,020 (52.2)	5,984 (52.2)	-36 (-0.6)
Median Age	30.0	32.1	

Source: ¹U.S. Department of Commerce, Bureau of the Census, 1980 and 1990 Census of the United States.

3.3 Ethnic Characteristics

Table 3-4 depicts 1980 and 1990 Citywide ethnic characteristics. During 1990, the City's ethnic proportions were 85.0 percent White; 3.1 percent Black; .4 percent American Indian; 7.1 percent Asian/Pacific Islander and 4.4 percent Other. Persons of Hispanic origin made up 12.7 percent of the City's population.

Ethnic data for Los Alamitos shows a continuing shift in the City's ethnic composition, with the white sector declining by 5 percent, and the Latino origin category increasing by nearly 6 percent between 1980 and 1990. The City's Asian/Pacific Islanders population increased by 92 percent. The African American group more than doubled in size for the time period.

TABLE 3-4
CITY OF LOS ALAMITOS
ETHNIC COMPOSITION: 1980– 1990*

Race and Ethnicity	1980 Population %*	1990 Population %*
White	10,293 (89.8)	9,921 (85.0)
African American	163 (1.4)	358 (3.1)
American Indian	53 (0.5)	49 (0.4)
Asian/Pacific Islander	432 (3.8)	830 (7.1)
Other	584 (5.0)	518 (4.4)
TOTAL	11,529 (100.0)	11,676 (100.0)
Latino (a)	1,398 (12.1)	1,488 (12.7)

(a) Persons of Latino Origin are also included in the racial categories listed above.

Source: * U.S. Department of Commerce, Bureau of Census, 1980 and 1990 Census of the United States.

3.4 Employment Trends

As depicted in Table 3-5, approximately 6,349 Los Alamitos residents were employed in 1990. This employment level represents a participation rate of 69.3 percent, which is almost identical to the County rate (69.4 percent). The majority of the City's residents were employed in professional and related services in 1990 (28.9 percent). Employment in the fields of manufacturing industry and retail trade accounted for 15.7 percent and 15.1 percent of the labor force, respectively. The retail and manufacturing fields may expand Citywide as under-utilized retail and light-industrial areas of the City are developed.

TABLE 3-5
CITY OF LOS ALAMITOS
INDUSTRY OF EMPLOYMENT FOR LOS ALAMITOS RESIDENTS: 1990

INDUSTRY	NUMBER	%
Agriculture, Forestry, Fishing, Mining	70	1.1
Construction	440	6.9
Manufacturing	995	15.7
Transportation	297	4.7
Communication and Public Utilities	152	2.4
Wholesale Trade	346	5.4
Retail Trade	960	15.1
Finance, Insurance, and Real Estate	394	6.2
Business and Repair Services	296	4.7
Personal, Entertainment and Recreation	389	6.1
Professional and Related Services	1,833	28.9
Public Administration	177	2.8
TOTAL	6,349	100.0

Source: 1990 US Census

MARCH 2001

SECTION 4.0

HOUSING CHARACTERISTICS

4.1 Housing Statistics

According to State Department of Finance estimates, 12,031 Los Alamitos' residents were housed in 4,541 houses, apartments, condominiums, and mobile homes. The average Los Alamitos household consists of 2.82 persons. In 1990, 11,788 residents were housed in 4,312 dwelling units, including mobile homes.

Table 4-1 displays the City's housing stock by housing type. The table was formulated using 1990 and 2000 State Department of Finance housing estimates.

TABLE 4-1
CITY OF LOS ALAMITOS
HOUSING STOCK INVENTORY – 1990 AND 1999

HOUSING STOCK	1990 Total (%)	2000 Total (%)	1990 – 2000 CHANGE (%)
Single Family Detached	1,942 (45.0)	1,987 (43.7)	+45 (2.3)
Single Family Attached	288 (6.6)	363 (7.9)	+75 (+26)
2 – 4 Units	958 (22.2)	991 (22)	+33 (+3.4)
5+ Units	1,010 (23.4)	1,084 (23.9)	+74 (+7.3)
Mobile Homes	114 (2.8)	116 (2.5)	+2 (+1.7)
TOTAL	4,312 (100.0)	4,541 (100.0)	+229 (+5.3)

Sources: State of California Department of Finance, City/County Population & Housing Estimates, 1990, 1999.

According to the data displayed above, between 1990 and 2000 the City's housing stock increased by 229 dwelling units. There was a gain of 107 units in multiple-family dwellings (33 units in buildings with 2 to 4 units and 74 units in buildings of five units or more). Also indicated is an increase of 120 single-family homes (attached and detached) over the same period. The increase in residential housing stock is largely attributable to the vacation and subsequent availability of 201 units of naval housing at Shadow Hills located at the Joint Forces Training Center.

It should be noted that approximately 528 acres or 37 percent of the City's non-military land is indicated on the General Plan for residential uses. Of this residential land, 334 acres or 63 percent is devoted to single-family residential use and 194 acres or 37 percent is devoted to multiple family use.

As of December 1999, the City's housing stock included: single family residential: 51.7 percent; multiple family residential: 35.5 percent; and mobile homes: 2.6 percent.

4.2 Housing Tenure

Although a majority of the City's land is zoned for single family residential dwelling units, the majority of the City's housing units (57.4 percent) was occupied by renters in 1990. The tenure by housing type expressed in percentage terms is shown in Table 4-2:

TABLE 4-2
CITY OF LOS ALAMITOS
OWNER/RENTER RATIOS BY HOUSING TYPE – 1990¹

HOUSING TYPE	Owner (%)	Renter (%)	Total
Single Family	1,632 (70.0)	700 (30.0)	2,332
Duplex	7 (8.0)	83 (92.2)	90
3 – 4 Units	14 (1.9)	712 (98.1)	726
5+ Units	72 (8.1)	817 (91.9)	889
Other	0 (0.0)	14 (100.0)	14
TOTAL OCCUPIED UNITS	1,725 (42.6)	2,326 (57.4)	4,051

TOTAL OWNER/RENTER RATIO – 1999²

Total Occupied	1,778 (43.2)	2,335 (56.8)	4,113
Total Vacant			166
Total Housing Units			4,279

Source: 1. Census, 1990
2. National Decision Systems 2000

The percentage of renter-occupied units decreased by 0.6 percent between 1990 and 1999 (57.4 percent to 56.8 percent). As Table 4-2 indicates, the majority of the housing stock in 1990 and 1999 was multi-family structures that are renter-occupied. In addition, the City's owner/renter ratio has remained substantially the same for the two time periods.

4.3 Age and Condition of Housing Stock

Table 4-3, which is based on 1990 Census data, displays the time periods (up to March 1990) in which housing units were built in Los Alamitos. In accordance with growth patterns for the County, a majority (62.4 percent) of the City's homes were built between 1960 and 1979. As shown in the 1990 Census, 621 new dwelling units were constructed between 1980 and 1990.

About 60.4 percent (2,583 units) of the housing stock was 30 years or older in at the end of 1999. By the year 2005, it is projected that approximately 73.6 percent of the City's housing stock will be over 30 years old. The majority of the City's housing stock was in good condition in 1990, despite the application of the commonly accepted standard for major rehabilitation needs occurring in existing housing stock which is over 30 years old. As discussed below, the condition of the City's housing stock through the last decade has remained good, primarily due to ongoing property maintenance by both homeowners and apartment owners.

**TABLE 4-3
CITY OF LOS ALAMITOS
AGE OF HOUSING STOCK: 1990**

YEAR BUILT	NUMBER OF UNITS	PERCENT OF TOTAL
1939 or earlier	57	1.3
1940 – 1949	200	4.7
1950 – 1959	746	17.4
1960 – 1969	1,580	36.9
1970 – 1979	1,075	25.5
1980 – 1984	247	5.8
1985 – 1988	339	7.9
1989 – March 1990	35	0.8
TOTAL	4,279	100.0

4.4 Housing Stock Survey

The last comprehensive survey of housing conditions was conducted by the City in April 1991. The results of this survey were reevaluated by a windshield survey in January 2000. The residential structures were rated according to three characteristics: "Sound," "Deteriorating," and "Dilapidated." The data obtained from the original 1991 survey is summarized in Table 4-4. The areas of the City originally surveyed in 1991 and reevaluated in 2000 include the following:

- Area 1 consists of "Old Town East" (located north of Katella Avenue, east of Los Alamitos Boulevard, and south of Cerritos Avenue) and "Old Town West" (located north of Katella Avenue, west of Los Alamitos Boulevard, and south of Cerritos Avenue).
- Area 2 is "Apartment Row" (located south of Katella Avenue, east of Los Alamitos Boulevard and west of Lexington Drive).
- Area 3 is "Carrier Row" (located south of Katella Avenue, east of Lexington Drive, west of Bunker Hill Drive) and is a single-family zoned area occupied by 30 year and older, smaller homes.

Table 4-4 displays the conditions of structures located in Study Areas 1, 2, and 3 at the time the survey was conducted in 1991. The data shows that, overall, 91 percent of the housing structures in these areas were rated in sound condition. Dwellings showing some form of deterioration (structures in need of new roofs, siding, or repair of broken windows) accounted for 8 percent of the total structures, and those in a dilapidated condition (structures warranting demolition) constituted 1 percent of the total 861 housing structures examined. In terms of structures requiring more than routine maintenance and upkeep, 68 structures were deteriorating and required substantial maintenance type repair. There were nine structures that were dilapidated and should have been considered for removal from the housing stock if it were found infeasible to repair them.

**TABLE 4-4
CITY OF LOS ALAMITOS
CONDITION OF STRUCTURES – 1991**

Study Area/Condition	STUDY AREA 1 (Old Town east/west) Number Percent		STUDY AREA 2 (Apartment Row) Number Percent		STUDY AREA 3 (Carrier Row) Number Percent		TOTALS Number Percent	
Sound	151	87%	330	91%	303	93%	784	91%
Deteriorating	17	10%	29	8%	22	7%	68	8%
Dilapidated	5	3%	3	.8%	1	.4%	9	1%
TOTALS	173	100%	362	100%	326	100%	861	100%

Source: Windshield Study, conducted by Pamela P. Gehrts, Contract City Planner, April 1991.

A new windshield survey was conducted in January 2000 to evaluate changes in housing conditions since the 1991 survey. The new survey found the conditions in Study Areas 1 and 2 to be similar to those in the 1991 survey. Study Area 3 showed improvement with houses having been rehabilitated and many currently undergoing rehabilitation. A number of homes showed deferred maintenance with deteriorated roofs and no landscaping, but were in basically sound condition similar to the previous survey results. The City, however, should continue to target this area for rehabilitation funds.

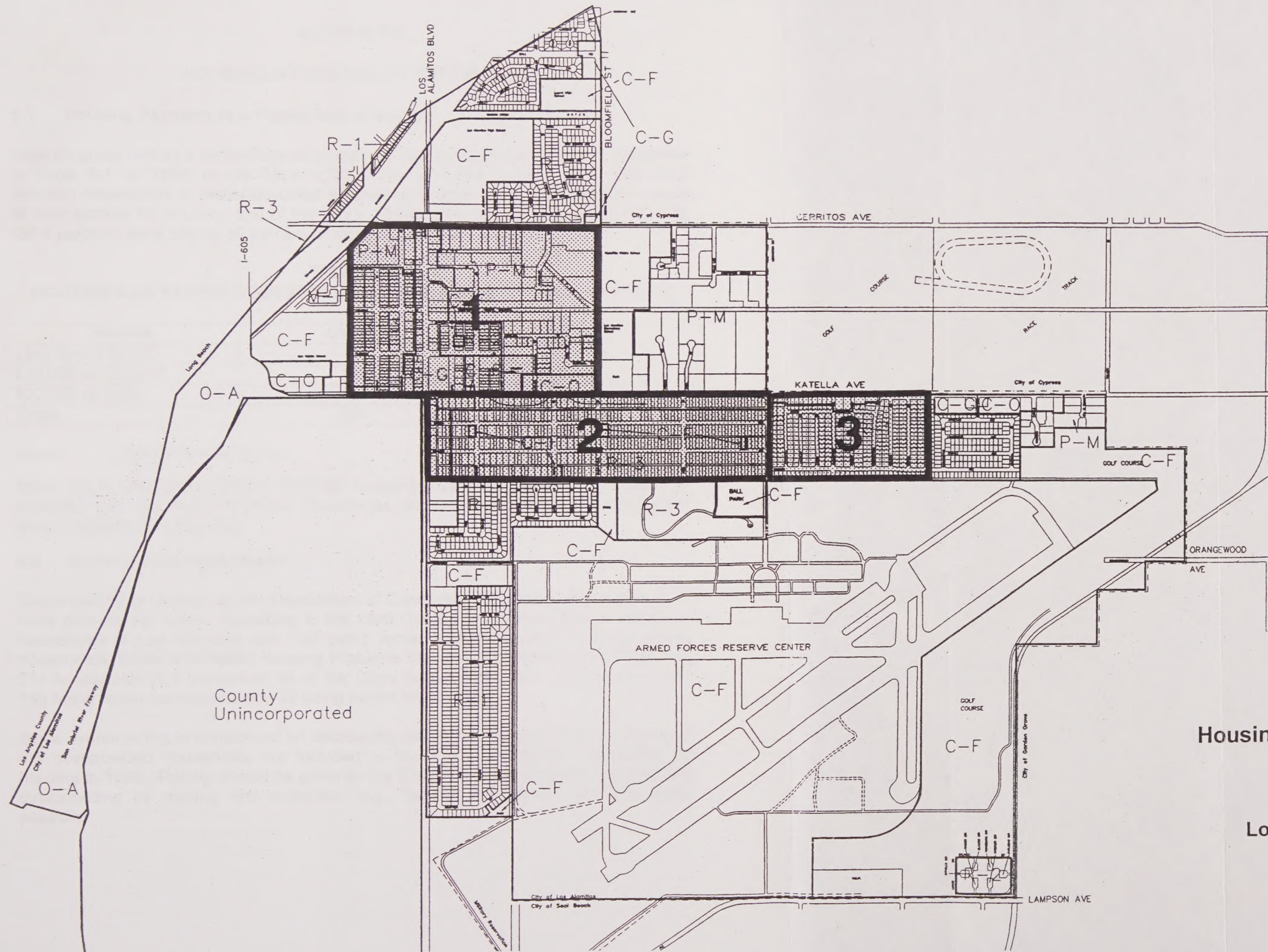


Figure 1

Housing Condition Study Areas
Windshield Survey
January 2000

Los Alamitos Housing Element



SECTION 5.0

HOUSING AFFORDABILITY AND NEEDS

5.1 Housing Payment as a Percentage of Income

Data on gross rent as a percentage of household type by income in 1990 are presented in Table 5-1. In 1990, of the City's 1,725 owner-occupied housing units, 290 (15.7 percent) households in owner-occupied housing units were paying 30 percent or more of their income for housing, and of the City's 2,326 renter-occupied housing units, 826 (35.4 percent) were paying 30 percent or more of their income of housing.

TABLE 5-1
HOUSEHOLDS PAYING OVER 30 PERCENT OF INCOME FOR SHELTER: 1990

Income	Owner	Renter
Less than \$10,000	53	45
\$10,000 to \$20,000	46	233
\$20,000 or more	191	548
Totals	290	826

Source: National Decision Systems

More recent data from SCAG's RHNA99 Housing Problems Detail for Los Alamitos indicated that 322 owner-occupied households and 904 renter-occupied households were overpaying the housing.

5.2 Overcrowded Households

Overcrowding as defined by the Department of Commerce is housing units with 1.01 or more persons per room. According to the 1990 Census, there were 239 overcrowded households in Los Alamitos with 196 being renter households and 43 being owner households. SCAG's RHNA99 Housing Problems Detail for Los Alamitos indicates that 210 households (5.1 percent of all of the City's households) were overcrowded, with 188 being renter households and 22 being owner households.

Since overcrowding is considered an affordability issue, it is assumed that a majority of the overcrowded households are included in the 1,226 households overpaying for housing in 1999. Priority should be given by the City to assist households experiencing overcrowding by making rent subsidies (e.g., Section 8 Program) available when possible.

5.3 Special Needs Housing

The special housing needs of resident Los Alamitos households include the needs of households having atypical characteristics – the handicapped, elderly, large families, farm workers, female heads of households, and families and persons in need of emergency shelter.

The State Department of Housing and Community Development has explained how special housing needs differ from other housing needs in the following terms:

“Special housing needs are those associated with relatively unusual occupational or demographic groups, such as farm workers or large families, or those which call for unusual program responses, such as preservation of residential hotels or the development of four-bedroom apartments.”

5.3.1 Handicapped Households

Households with one or more members who have physical handicaps sometimes require special design features in the housing they occupy. According to the County's Housing Assistance Plan:

“Handicapped households need housing units with access ramps, wider doorways, assist bars in the bathroom, lower cabinets, and elevators in two or more story buildings.”

According to the 1990 Census, there were 557 persons in Los Alamitos with a work disability that was defined as a physical condition that impeded a person's ability to work. Of this total, 53.0 percent of these disabled persons were unable to work. Based on a straight-line extrapolation, and using a National Decision System 1999 population estimate of 11,565 persons, it is estimated the current number of Los Alamitos handicapped persons is 578.

5.3.2 Elderly Households

Many senior citizens have fixed incomes and experience financial difficulty in coping with increased housing costs. With infrequent and small increases in income, and potentially large increases in housing costs, the senior renter is at a continuing disadvantage compared to the senior owner.

According to the 1990 Census, there were 1,234 persons who were 65 years of age or older which represented 10.6 percent of Los Alamitos' total population. It is estimated that by 1999, this figure had increased to 1,549 or 13.4 percent of the total population. In 1990 there were 657 (15.8 percent) households with an elderly head of household or spouse 65 years of age or older. Also, according to the 1990 Census, approximately 70 percent of senior households in the City were low-income (earning less than \$33,000

annually). In addition, according to the 1990 Census, 68 percent of the senior households were homeowners.

5.3.3 Farm Workers

Farm workers are one of seven special needs groups referenced in the State law. There were 70 Los Alamitos residents employed in the "farming, forestry, and fishing" occupations in 1990.

Agricultural-related workers constituted 0.5 percent of all employed residents of Los Alamitos in 1990. For the purposes of this document, It is assumed that farm workers exist in the same proportion of the population of Los Alamitos as they did in 1980, and that the current housing stock continues to provide adequate housing for them. Consequently, farm workers are not considered a special needs group in Los Alamitos.

5.3.4 Female Heads of Household

Female heads of households tend to have lower household incomes that contribute to their inability to acquire and maintain decent housing and a standard of living. Nationwide, during 1990, female heads of households earned about 56 percent of the average income of two-person households.

The housing needs of female-headed households are different from typical households. These special needs areas fall into one or more combinations of the following categories:

1. Access to housing which accommodates children.
2. Access to housing that meets female-headed household's ability to pay.
3. Access to housing which is designed for security and convenience.
4. Access to housing which has amenities, such as parks and open space to serve the needs of female householders with children.

In 1990, the City of Los Alamitos had 629 female heads of households. The number of female heads of households represents 15.0 percent of all the City's 4,185 households as of 1990. Also, 2 percent or 11 of these households had dependent children under 18 years of age. None of these female-headed households with children were low-income.

The 1990 Census did not contain any data on the housing tenure of female-headed households. Although it may seem realistic to conclude that low-income female heads of households are precluded from home ownership, this may not apply in Los Alamitos. Additionally, there may be a significant segment of the female head of household population in Los Alamitos which consists of elderly women (age 65 and over) living in homes that they own which were purchased many years ago.

5.3.5 Large Families

Large families are defined as households with five or more persons. The most recent data available on this demographic characteristic is found in the 1990 Census (see Table 4-6). In 1990, 449 households or 11.0 percent of the City's 4,113 households had five or more persons. Applying this same ratio to the 1999 estimate of 4,279 households, approximately 470 of all occupied Los Alamitos households were of a large-family status.

Large families have special housing needs because they require larger units than what the market normally provides. In addition, larger housing units are more expensive. Consequently, large families are often forced to occupy inadequate housing because housing stock that meets their needs is beyond their income capacity. It is estimated that a significant portion of these large-family households are of a low-income status.

TABLE 5-2
CITY OF LOS ALAMITOS: HOUSEHOLD SIZE – 1990

Number of Persons In Household	Number of Households	Percentage Distribution
1	742	18.0%
2	1,441	35.0%
3 to 4	1,481	36.0%
5+	449	11.0%
TOTAL	4,113	100.0%

Source: 1990 Census

A majority of (64.4 percent) of the City's large-family households are renters, according to the 1990 Census (see Table 5-3):

TABLE 5-3
CITY OF LOS ALAMITOS: HOUSEHOLD SIZE BY TENURE – 1990

Household Size	Owners	Renters
5 persons	94	166
6+ persons	66	123
TOTAL	160	289
PERCENTAGE	35.6%	64.4%

Source: 1990 Census

5.3.6 Homeless

There are many social, economic, and physical conditions which have combined to increase the homeless population throughout the State of California. In September 1984, the Governor signed Assembly Bill 2579 adding "families and persons in need of emergency shelter" to the special needs groups to be considered in each jurisdiction's

Housing Element. The homeless and special needs populations for the County are described in Tables 5-4 and 5-5. Table 5-4 includes data relative to individuals in the County. Table 5-5 includes data relative to individuals within families with children.

**TABLE 5-4
HOMELESS AND SPECIAL NEEDS POPULATION
INDIVIDUALS**

		Estimated Need – County	Current Inventory – County	Relative Priority
Beds / Units	Emergency Shelter	1,699	821	H
	Transitional Housing	266	218	H
	Permanent Housing	2,088	1,700	M
	Total	4,053	2,739	
Estimated Supportive Services Slots	Job Training	4,539	360	H
	Case Management	6,053	2,739	H
	Substance Abuse Treatment	3,026	131	M
	Mental Health Care	1,997	65	L
	Housing Placement	6,053	2,739	M
Estimated Supportive Services Slots	Life Skills Training	6,053	2,739	M
	Other (Physical Disabilities)	1,513	520	L

**TABLE 5-4
HOMELESS AND SPECIAL NEEDS POPULATION
INDIVIDUALS (Continued)**

		Estimated Need – County	Current Inventory – County	Unmet Need / Gap - County	Relative Priority
Estimated Sub- populations	Chronic Substance Abusers	1,997	655	1,342	L
	Seriously Mentally Ill	1,819	54	1,765	M
	Dually – Diagnosed	1,637	54	1,583	L
	Veterans	1,997	1,798	199	L
	Persons with HIV/AIDS	1,275	245	1,030	M
	Victims of Domestic Violence	605	228	377	M
	Youth	303	42	261	L
	Other				

Source: County of Orange Draft Consolidated Plan, 2000

**TABLE 5-5
HOMELESS AND SPECIAL NEEDS POPULATION
PERSONS IN FAMILIES WITH CHILDREN**

		Estimated Need – County	Current Inventory – County	Unmet Need / Gap - County	Relative Priority
	Transitional Housing	5,334	544	4,780	H
	Permanent Housing	18,797	15,300	3,497	H
	Total	26,778	16,453	10,325	
Estimated Supportive Services Slots	Job Training	6,694	600	6,094	H
	Case Management	26,778	16,453	10,325	H
	Substance Abuse Treatment	20,083	12,339	7,744	H
	Mental Health Care	1,339	669	670	L
	Housing Placement	535	329	206	L
	Life Skills Training	26,778	16,453	10,325	H
	Other	26,778	16,453	10,325	H

**TABLE 5-5
HOMELESS AND SPECIAL NEEDS POPULATION
PERSONS IN FAMILIES WITH CHILDREN (Continued)**

		Estimated Need – County	Current Inventory – County	Unmet Need / Gap - County	Relative Priority
Estimated Sub – populations	Chronic Substance Abusers	1,339	0	1,139	L
	Seriously Mentally Ill	268	0	268	L
	Dually – Diagnosed	268	0	268	L
	Veterans	803	4	799	M
	Persons with HIV/AIDS	268	45	223	M
	Victims of Domestic Violence	1,875	174	1,701	M
	Youth				L
	Other				

Source: County of Orange Draft Consolidated Plan, 2000

A survey of City officials and homeless advocates, conducted during May 1991 in the City of Los Alamitos, indicate that approximately 20 to 40 homeless persons seek assistance from local organizations on a monthly basis.

City Officials and the Los Alamitos Police Department estimate that approximately five persons a month are either unsheltered or live out of their cars in Los Alamitos. There may be other homeless persons; however, the Police Department does not consider this a common situation in Los Alamitos. Other homeless people have been sighted along the freeway right-of-way near the City boundary and the river wash. These people are assumed to be transients traveling through the area rather than displaced Los Alamitos residents.

The low number of homeless persons reported in Los Alamitos is probably due to the fact that there are services available to meet most of the needs of the homeless population of Los Alamitos and surrounding jurisdictions.

Services located in the City include the following:

1. Precious Life, a private facility for pregnant homeless women and their infants, has a current 21-bed adult capacity and 11-bed capacity for infants. The shelter was established in 1988 and has received approximately \$15,000 from the City's Community Development Block Grant (CDBG) funds for rehabilitation. The shelter has eventual plans to expand its capacity to serve 35 women. The shelter occupies about 0.5 acres and consists of numerous onsite buildings. The shelter is close to shopping and bus stops. Permitted shelter stay is 1 year. Onsite services include counseling in childcare, job seeking and living skills, and assistance with obtaining educational opportunities.

Interviews with shelter staff indicate that during 1999, 91 adult women and 22 infants were served. The average bed nights for adults were 47 and 28 for infants. The shelter typically operates at about a 90 to 95 percent capacity.

2. Casa Youth Shelter provides shelter and professional counseling for teenage runaways and youths in crisis. The shelter was established in 1978 in Los Alamitos. Since its establishment, Casa Youth Shelter has served 8,221 youths and 31,386 family members, reunited 6,577 youths with their families, and referred 1,600 youths to alternative living situations. The shelter currently has 12 beds, three of which are for longer-term stays. The average stay in the shelter is 9 days.

During 1998-99, 196 youths were served over a period of 3,809 shelter days. Counseling service was provided with 5,000 hours of counseling for 299 families and the gender of those served was 58 percent female and 42 percent male.

According to the shelter's 1998-99 statistics, about 9 percent of its clients were Los Alamitos residents, with 74 percent coming from surrounding Orange County cities and about 3 percent from the adjacent four-county area, 5 percent from other parts of California, and 9 percent from out-of-state.

Interviews with shelter staff indicate that Casa Youth Shelter's usage averages about 80 percent. No one is turned away if the shelter is full. The shelter will find shelter for those individuals.

Until 1988, the City of Los Alamitos made yearly contributions to the shelter.

3. "We Care," this group is an incorporated, non-profit consortium of 8 to 10 Los Alamitos area churches. "We Care" is primarily set up to serve the needs of Los Alamitos residents. Whether it is hot meals, needed rent or utility money, or employment assistance, "We Care" assists area families and individuals who find themselves in a difficult situation due to a job loss or a family illness.

"We Care" serves between 20 to 40 persons per month.

4. Hotline of Southern California, this referral service is based in Los Alamitos and provides housing, employment, and medical referrals for Orange County persons in need.

Table 5-6 identifies social service agencies providing services to homeless individuals and families with Los Alamitos and surrounding Orange County cities.

**TABLE 5-6
ORANGE COUNTY INVENTORY OF FACILITIES AND
SERVICES FOR THE HOMELESS**

Beds	Number	Total
Women's Transitional Living Center (domestic violence)	75	
Christian Temporary Housing Facility	60	
Interval House (domestic violence)	24	
Orange Coast Interfaith Shelter	20	
Dayle McIntosh Center (handicapped)	6	
Episcopal Services Alliance, Martha Hse (women)	10	
Orangewood (dependent children)	186	
Emergency Shelter Housing (children)	98	
Irvine Temporary Housing	20	
Brother of Charity	30	
YMCA (women)	20	
Salvation Army	76	
Subtotal	625	625
Specialized Beds		
Alcohol Program (39 detox. and 115 recovery beds)	154	
Drug Residential Program	131	
Psychiatric Inpatient Hospital	299	
Transitional Living Center (mentally ill adults)	30	
Subtotal	614	614
TOTAL		1,239

SECTION 6.0

CONSTRAINTS

Governmental and market constraints both have the potential to affect the City's ability to provide and maintain affordable housing. The City's land use controls, site improvement requirements, building codes and application fees, although intended to ensure quality and sound development, may play a role in limiting the production of affordable housing for all income levels.

6.1 Governmental Constraints

6.1.1 Land Use Controls

The City's Zoning Ordinance contains standards to ensure that existing and future development is compatible with existing development and aesthetically pleasing. Zoning regulations are accepted as necessary mechanisms that protect the less intensive uses, (e.g., residential), from more intensive and often incompatible commercial and industrial uses. By controlling and limiting the location of various land uses (e.g., commercial, industrial, community facilities, and residential) the City's healthy and high-quality living environment is protected. In addition to zoning, the City's built out character also determines if, when, where, and how development will occur.

Like most California cities, Los Alamitos' Zoning Ordinance is the implementation mechanism for the policy criteria set forth in the City's General Plan. The Land Use Element of the City's General Plan and the Zoning Ordinance has three residential designations, which allow for a range of residential densities from low density (which allows up to 6 dwelling units per net acre) to high density (which allows up to 30 dwelling units per net acre). These residential densities with permitted uses (in a General Plan format) are as follows:

Single-Family Residential (1-6 du/ac) - detached single-family homes on individual lots and within planned unit developments.

Limited Multi-Family (6-20 du/ac) – single-family residences, duplexes, triplexes, townhouses, condominiums, and apartments.

Multi-Family Residential (20-30 du/ac) – all types of development permitted in the less intensive residential categories plus provisions for rest homes, convalescent hospitals, and mobile home parks.

Residential development standards do not constrain the construction of housing. A review of the City's standards (Table 6-1) indicates lot size, lot coverage, setbacks, and height requirements that are essentially similar to those included in the development studies for adjoining cities (Cypress and Stanton.)

**TABLE 6-1
CITY OF LOS ALAMITOS
COMPARISON OF DEVELOPMENT STANDARDS**

City	Maximum Density	Yard Setbacks			Off-Street Parking	Maximum Height
	Units/Acre	Front	Side	Rear	Spaces/Unit	
Single-Family Residential (R-1)						
Los Alamitos	6.0 du/ac.	20 ft	5 ft	10 ft	2 enclosed/du.	30 ft.
Cypress	2.5 du/ac.	30 ft	10 ft	25 ft	2 enclosed/du.	35 ft.
Stanton	6.0 du/ac.	20 ft	5 ft	15 ft	2 enclosed/du.	32 ft.
Limited Multi-Family Residential (R-2)						
Los Alamitos	20 du/ac.	20 ft	5 ft	10 ft	2/du, 1 enclosed or covered	35 ft.
Cypress	15 du/ac.	20 ft	5-10 ft	10 ft	1 bdrm - 1 covered/1/2 open 2 bdrm - 2 covered 3 bdrm - 2 covered/1/2 open/.25/du guest	35 ft.
Stanton	7-11 du/ac.	20 ft	5 ft	15 ft	2/du, 1 covered and 1 uncovered; 1 guest space per 2 units	32 ft.
Multi-Family Residential (R-3)						
Los Alamitos	30 du/ ac.	15 ft	5 ft	10 ft	2/du, 1 enclosed or covered	35 ft.
Cypress	20 du/ac.	20 ft	5-10 ft	10 ft	1 bdrm - 1 covered/1/2 open 2 bdrm - 2 covered 3 bdrm - 2 covered/1/2 open/.25/du guest	35 ft.
Stanton	12-24 du/ac.	20 ft	5 ft	15 ft	2/du; 1 RV space per 8 du; 1 guest space per 3 units	32 ft.

As discussed previously, most of the City's residentially zoned land is developed. However, through the development of vacant land, additional housing units could be accommodated under the City's current General Plan (refer to Table 7-2). Additional affordable housing units could be constructed in the City through implementation of the City's inclusionary housing ordinance which permits a twenty-five percent (25%) density bonus for projects with 5 or more units that includes affordable units for low-income residents.

Residential projects with three or more units on a lot require review by the City's Planning Commission through the Site Plan Review process. This process ensures the project will be compatible with surrounding land uses and will not generate individual or cumulative environmental impacts. The Site Plan Review process is relatively streamlined, with the typical application being heard by the Planning Commission within 4 to 6 weeks of filing. The fee for the Site Plan Review process varies.¹ The types of permits, permit processing procedures, and permit processing times for residential projects are described further in Section 6.1.4 of this element.

The Conditional Use Permit process allows flexibility for various residential uses: construction of multi-family units on R-2 zoned lots where an existing unit is to remain; mobile home parks in R-2 and R-3 zones; residential care facilities; and senior citizen and emergency shelter projects. The Conditional Use Permit process, which also implements the City's inclusionary housing provisions, includes mandatory findings under which development standards may be reduced to accommodate special needs housing (e.g., emergency housing/shelters, low-income housing, etc.) Those findings include: (a) a determination that there are adequate public utilities and services available to serve the project site without significantly impacting overall City services or systems; (b) a determination that the project will not have a significant adverse impact on traffic volumes and road capacities; (c) a determination that the project is compatible with the physical character of its surroundings; and, (d) that the project is consistent with the City's General Plan. The fee for a Conditional Use Permit varies.² Typically, the Planning Commission takes action on a Conditional Use Permit application within 4 to 6 weeks of its filing date.

The kinds of reductions in development standards allowed include increases in lot coverage and decreases in minimum lot sizes required for development, setback reductions, parking standards reductions, waiver of responsibility for public works improvements, reductions in local building standards to minimums approved by the state, and the waiver of certain fees and dedication requirements.

6.1.2 Fees and Improvements

The City charges various fees for the administration of the zoning ordinance and the processing requirements. According to Resolution No. 1593, the fees and charges are established in amounts sufficient to provide revenue equal to the cost of administration of the adopted Zoning Ordinance and are reasonably and fairly allocated on the basis of burdens imposed and benefits received by persons required to pay such fees and charges. Certain fees are waived by the City for the provision of lower income and senior citizen housing. The fees charged by the City are similar to those charged by neighboring municipalities.

¹ The Site Plan Review fee for a minor project is \$275.00 and for a major project \$650.00 (see Table 6-2).

² The fee for a Conditional Use Permit is \$425.00 for a minor project and \$775.00 for a major project (see Table 6-2).

**TABLE 6-2
CITY OF LOS ALAMITOS
COMMUNITY DEVELOPMENT
FEE SCHEDULE**

APPLICATION OR ACTIVITY	FEE
PLANNING APPLICATIONS	
Adult-Use Planning Permit Fee	Actual Cost Per Hour - \$1,000.00 Deposit**
Adult-Oriented Business License	Actual Cost Per Hour - \$1,000.00 Deposit**
Adult-Oriented Business License – Renewal	Actual Cost Per Hour - \$500.00 Deposit**
Adult-Use Planning Permit Fee – Extension of Nonconforming	Actual Cost Per Hour - \$1,000.00 Deposit**
Annexation/Prezone Requests	\$725.00 + Actual Cost
Appeal – Director's Decision	\$75.00
Appeal – Planning Commission Decision	½ of Original Filing Fee
Conditional Use Permit – Major	\$775.00
Conditional Use Permit – Minor	\$425.00
Environmental Assessment	Actual Cost Per Hour - \$1,000.00 Deposit**
Environmental Impact Report	\$525.00 + Preparation Costs
Escort License – Agency	Actual Cost Per Hour - \$1,000.00 Deposit**
Escort License – Agency – Renewal	Actual Cost Per Hour - \$500.00 Deposit
Escort License – Individual	Actual Cost Per Hour - \$1,000.00 Deposit**
Escort License – Individual – Renewal	Actual Cost Per Hour - \$500.00 Deposit**
Extension of Time Requests – Discretionary Approvals	¼ of Original Filing Fee Max. \$125.00
Figure Model License	Actual Cost Per Hour - \$1,000.00 Deposit**
Figure Model License – Renewal	Actual Cost Per Hour - \$500.00 Deposit**
General Plan Amendment	\$725.00 + Preparation Costs
General Plan Consistency Finding	\$400.00
Home Occupation Permit	\$25.00
Interpretation and Similar Use	Actual Cost Per Hour - \$200.00 Deposit**
Live Entertainer – License	Actual Cost Per Hour - \$1,000.00 Deposit**
Live Entertainer Application Fee – Renewal	Actual Cost Per Hour - \$500.00 Deposit**
Mitigated Negative Declarations and Negative Declarations	\$150.00 + \$22.00/hour
Mitigation Monitoring	\$22.00/hour and/or actual costs
News rack Fee (See Res. 1307 Encroachment Permits)	Inspection Fee: \$225.00 Minimum Surety: \$1,000.00
Planned Sign Program	\$150.00
Planning Department – Plan Check	\$22.00/hour
Preliminary Review*	\$40.00
Site Plan Review – Major	\$650.00
Site Plan Review – Minor	\$275.00
Special Event Permit	\$75.00
Temporary Use Permit	\$75.00
Tentative Parcel Map	\$575.00
Tentative Tract Map	\$650.00
Variance	\$800.00
Zoning Letter	\$25.00
Zoning Ordinance Amendment – Map	\$675.00
Zoning Ordinance Amendment – Text	\$675.00
Massage Establishment License	\$650.00 Deposit (±)
Massage Practitioner Permit	\$425.00 Deposit (±)
Massage Practitioner Permit Renewal	\$125.00 Deposit (±)
DOCUMENTS	
General Plan – Map	\$5.00
General Plan – Text	\$30.00
Landscape Guidelines	\$3.75
Plans – Blueprints	Actual Cost for Reproduction
Zoning Code – Text	\$30.00

APPLICATION OR ACTIVITY	FEE
PLANNING APPLICATIONS	
Zoning Map	\$5.00
NEIGHBORHOOD PRESERVATION	
Re-inspection Fee	\$60
Violation Reoccurrence Fee	
Right-of-Way Pick Up and Storage Fee (per Item)	Pick up: \$10.00 – Storage: \$10.00 or Actual Cost
BUILDING	
Additional Plan Review (Minimum ½ hour)	\$35.00
Permit Fee Schedule	Based on valuation of improvements as identified in the Uniform Administrative Code and the Building Valuation Data Published in Building Standard or as established by City Council approved contract(s). Fees shall not exceed the actual cost of the service including, but not limited, hourly cost to the City, including supervision, administration, overhead, equipment, wages, and fringe benefits.
Plan Check	
Building Permit	
Electrical Permit	
Plumbing Permit	
Mechanical Permit	
Grading Permit	
Plan Retention:	\$1.00 Each
8½ sheets or Smaller	\$1.50 Each
Sheets larger than 8½	
Minimum Charge	
Inspections for which no fee is specifically indicated (minimum charge ½ hour)	\$35.00/hour
Re-inspection Fee as per UBC Sec. 108.8	\$35.00/hour
Special Inspection – Inspections outside of normal business (minimum charge – 2 hours)	\$35.00/hour \$75.00
Temporary Certificate of Use and Occupancy	
Penalty for failure to obtain permit prior to work stated shall be double the permit fee	
NOTES	
*Fee amount may be deducted from the formal application fee	
**Any process for which a deposit is required, a charge will be made for the full costs incurred by the City to process the application or to conduct the activity. If the initial deposit is exhausted before the process is complete, an additional deposit will be required in an amount determined by the Community Development Director before processing is completed.	

Source: City Council, City of Los Alamitos. "Resolution No. 1593, Exhibit A."

Additional Fees

1. Parkland fees are charged based on the amount of land needed to accommodate the increased population generated by development in the community. The fees for 1999 are listed below:

<u>Type of Housing</u> ¹	<u>Fee</u>
Single-Family Dwelling Unit	\$3,125
Duplex-Family Dwelling Unit	\$2,625
Multiple-Family, Townhouse, Condominium	\$2,325
Mobile Homes	\$1,700

¹Credit for parkland fee is granted when new unit replaces a demolished unit

2. Sewer connection fees of \$2,360 per dwelling unit are charged by the County Sanitation Districts of Orange County. A per unit credit is given for each demolished unit.
3. Strong Motion Instrumentation Program (SMIP) fees are paid on all new construction.

Category 1 – Residential buildings of three stories or less – a fee of \$0.0001 times the valuation of the building.

Category 2 – Includes residential buildings over three stories – a fee of \$0.00021 times the valuation of the building.

4. School fees for residential development are \$1.65 per square foot of gross development. If development is under 500 square feet, no fees are paid.

Los Alamitos is served by necessary infrastructure, such as streets, sewer, electrical and water facilities. Consequently, the land development costs are less in Los Alamitos than in newly developing areas of Orange County. Some of the typical improvements required of residential developments include landscaping, onsite trash enclosures, lighting in off-street parking areas, concrete curbs, replacement/installation of sidewalks, widening of alleys, installation of handicap ramps or curb returns, and removal and/or replacement of trees.

As discussed previously, the majority of Los Alamitos is built out and future residential development will most likely occur on a few remaining vacant parcels. The typical parcel size is 7,000 square feet and will yield about four multiple-family units. Los Alamitos' development fees are either comparable or less than those in effect for surrounding cities and for the region as a whole.

6.1.3 Building Codes and Enforcement

To regulate the construction of new development and the maintenance and improvement of housing, the City has adopted the 1998 version of the model building codes.

The City has not adopted standards or requirements more stringent than those already incorporated in the model codes. In regard to housing preservation through code enforcement, the City's main objective is to protect the quality of the housing stock and the health and safety of its citizens.

The City's development standards regulate residential development and address such factors as permitted units per acre, permitted structural height and setbacks, and parking. A summary of these standards, and how they compare with adjoining jurisdictions, is included in Table 6-1.

The City has adopted the Orange County Fire Authority fire sprinkler ordinance, which requires the installation of sprinkler systems in all new multiple-family residential developments. Sprinklers cost about \$1 per square foot.

6.1.4 Processing Time

Processing time for residential projects varies according to the complexity of the proposal. Typically, the Site Plan Review and Conditional Use Permit (CUP) processes take about 4 to 6 weeks from the date of application submittal. If the project also includes Planning Commission action on a Tentative Subdivision Map (as in the case of condominiums) then staff will process it concurrently with the Site Plan Review, CUP, and any required environmental documentation.

Engineering plan check for a typical project in Los Alamitos normally takes from 2 to 4 weeks. Building Department plan check for the same type of project may also take from 2 to 4 weeks. Overall, the typical processing time for a 5-unit multiple-family project, from project submittal to building permit issuance, is typically 10 to 16 weeks.

Los Alamitos' processing time for residential projects is comparable to that of surrounding jurisdictions. The City is sensitive to the fact that costs are incurred by developers with projects that are going through the development review process. These costs are in turn passed on to the homebuyer and contribute to rising housing prices.

6.2 Non-Governmental Constraints

Rising costs for renter- and owner-occupied housing poses problems for a majority of California residents. In particular, persons who do not have stable and substantial monthly incomes (such as special needs persons) and persons just entering the homebuyers market are most substantially affected.

Factors that affect the cost of housing include the availability of land, materials, labor, and financing. In many cases when the market is characterized by high costs relating to these variables, many existing homeowners may find housing (for rent or purchase) out of their reach.

6.2.1 Vacant Land

The City of Los Alamitos is virtually built out. Approximately 1.25 acres of residentially-zoned vacant land remain in the City. The potential new housing unit yield on these 1.25 acres is 37 units (multi-family) as indicated in Table 7-2.

There is an ample supply of rental units in Los Alamitos. In addition, the multiple-family market has the flexibility to serve a wider range of occupants, owners, renters, and special needs persons.

6.2.2 Construction Costs

Residential construction costs consist of two components: the price of materials, and the cost of labor. According to the International Conference of Building Officials (ICBO), single-family average wood-frame construction currently costs about \$62.30 per square foot. This represents over a 100 percent increase since 1980. This cost increase is primarily due to the rising costs of lumber and the salaries of construction trades people and laborers.

In accordance with ICBO building valuation data, and based upon the cost criterion for a Type V construction (wood frame), the average construction cost for a 2,500 square foot single-family home in Los Alamitos (at \$85.50 per square foot) is approximately \$213,750, and the average cost of construction for a typical 5-unit multiple-family building (at \$59 per square foot) is \$324,500, or \$64,900 per unit. Inclusion of land costs and development fees add approximately 30 percent to 40 percent to the construction costs of the units, resulting in an average single-family home cost of about \$367,000, and a typical 5-unit multiple-family structure cost of about \$560,000, or \$112,000 per unit.

6.2.3 Land Costs

Land costs play an important role in the rising cost of housing. As building land becomes scarcer, the more valuable the land becomes. With less land, housing suppliers experience more difficulty in providing new housing units and the demand for intensification of existing neighborhoods (increased housing densities) may occur.

According to the Orange County Boards of Realtors, the median price for single-family homes in Orange County increased 79 percent from 132,758 in 1985 to \$238,600 in 1991. According to local realtors, the current median priced home (excluding townhomes and condominiums) in Los Alamitos is \$275,000³.

As discussed previously, there are only 1.25 acres of residentially zoned vacant land in Los Alamitos. According to a local realtor, an R-3 zoned parcel (approximately .17 acres or less in size and occupied with an existing single-family dwelling unit) would list at about \$275,000. For the purposes of recycling of these parcels into multiple-family use, this land cost translates into 30 to 35 percent of the cost per multiple-family unit, or about \$68,750 per unit.

6.2.3 Cost to Homebuyers

Home ownership in Los Alamitos and Orange County is limited to those who have the funds for the required down payment and the income to support the attendant mortgage. Based upon the price of a median priced Los Alamitos home (\$275,000), a 20 percent down payment would represent \$55,000. Many first-time buyers and others face the constraint of not having the ability to accumulate the necessary capital to enter the housing market. In addition, a buyer needs an annual household income of about \$79,000 to qualify for a monthly payment of \$1,650 at a fixed interest rate of 8.25 percent. It is estimated that only about 29 percent of the City's households can qualify for a single-family detached housing unit, based on the current median household income in the City.

High housing prices in Los Alamitos can be attributed to the fact that the City is a good place to live. Los Alamitos' good housing stock, close proximity to beaches, freeways, employment centers, and shopping centers are very attractive attributes for existing and potential homeowners. In addition, the community's excellent schools and parks all contribute to the City's attractiveness.

³ Interview with Tony Ivancic, Century 21 Unlimited, January 21, 2000.

6.2.5 Financing Cost Trends

The current interest rates for a 30-year home loan ranges from 8.25 percent to 8.875 percent.⁴ An increase from 8.25 percent to 8.875 percent in the mortgage interest rate for a \$220,000 loan results in a monthly payment increase of about \$100. Assuming an allocation of 30 percent of gross monthly income for mortgage payment costs, the dollar increase would cause the need for an additional \$330 in monthly income or approximately \$4,000 a year. Thus, declining or escalating interest rates contribute to pricing people in or out of the housing market.

With respect to the availability of financing, State laws have an influence. For instance, State law promotes fair lending practices and investment in all neighborhoods. Under California law, it is illegal to deny mortgage loans or adversely vary the terms of such loans because of the conditions, characteristics, or trends in a neighborhood that are unrelated to the applicant's credit history or the value of the real property security offered. (Section 35801 of the Health and Safety Code). The State has enacted administrative regulations, which provide for disclosure of loan patterns and prohibit discrimination in lending practices while allowing lenders to continue to make or deny loans for prudent business reasons.

⁴ www.quicken.com, January 24, 2000.

SECTION 7.0

HOUSING OPPORTUNITIES AND RESOURCES

7.1 Land Inventory

7.1.1 Zoning

As Table 7-1 indicates, approximately 528 acres or 37.4 percent of the City's non-military land is zoned for residential use. Of the residentially zoned land, 334 acres or 23.6 percent is devoted to single-family residential use and 194 acres or 13.8 percent is devoted to multiple-family use.

**TABLE 7-1
CITY OF LOS ALAMITOS
RESIDENTIAL ZONING
1997**

ZONING	TOTAL RESIDENTIAL DESIGNATED ACRES^(a)	PERCENT OF TOTAL CITY^(a)
Low Density Residential (1-6 du/gross acre)	334	23.6
Limited Multi-Family Residential (7-20 du/gross acre)	23	1.60
Multi-Family Residential (21-30 du/gross acre)	171	12.2
TOTAL AREA RESIDENTIALLY ZONED	528	37.4

(a) Percentage is based upon 1,413 acres, which is the City's total 4.3-mile area (2,752 acres) minus 1,339 acres devoted to military use.

Source: Los Alamitos Community Development Department

According to January 1999, DOF figures, the City's housing stock included the following:

Single-family residential	51.7 percent
Multiple-family residential	45.7 percent
Mobile homes	2.6 percent

A majority of the City's land is zoned for single-family residential dwelling units; however, the majority of the City's housing units are occupied by renters.

7.1.2 Vacant Land

Los Alamitos is virtually a built-out community. According to Table 7-2, there are only 1.25 vacant acres (0.2 percent) of residentially-zoned land in the City. Figure 2 depicts vacant land areas. Existing residentially-zoned vacant land consists of seven small non-contiguous parcels (.25 acres or less) which are located at the following addresses in the Old Town West and East, and Apartment Row areas:

1. 3751 Green Avenue (9-unit project pending approved)
2. 10801 Reagan Street
3. 10742 Walnut Street
4. 10752 Walnut Street (4-unit project pending approved)
5. 10862 Walnut Street
6. 10912 Walnut Street

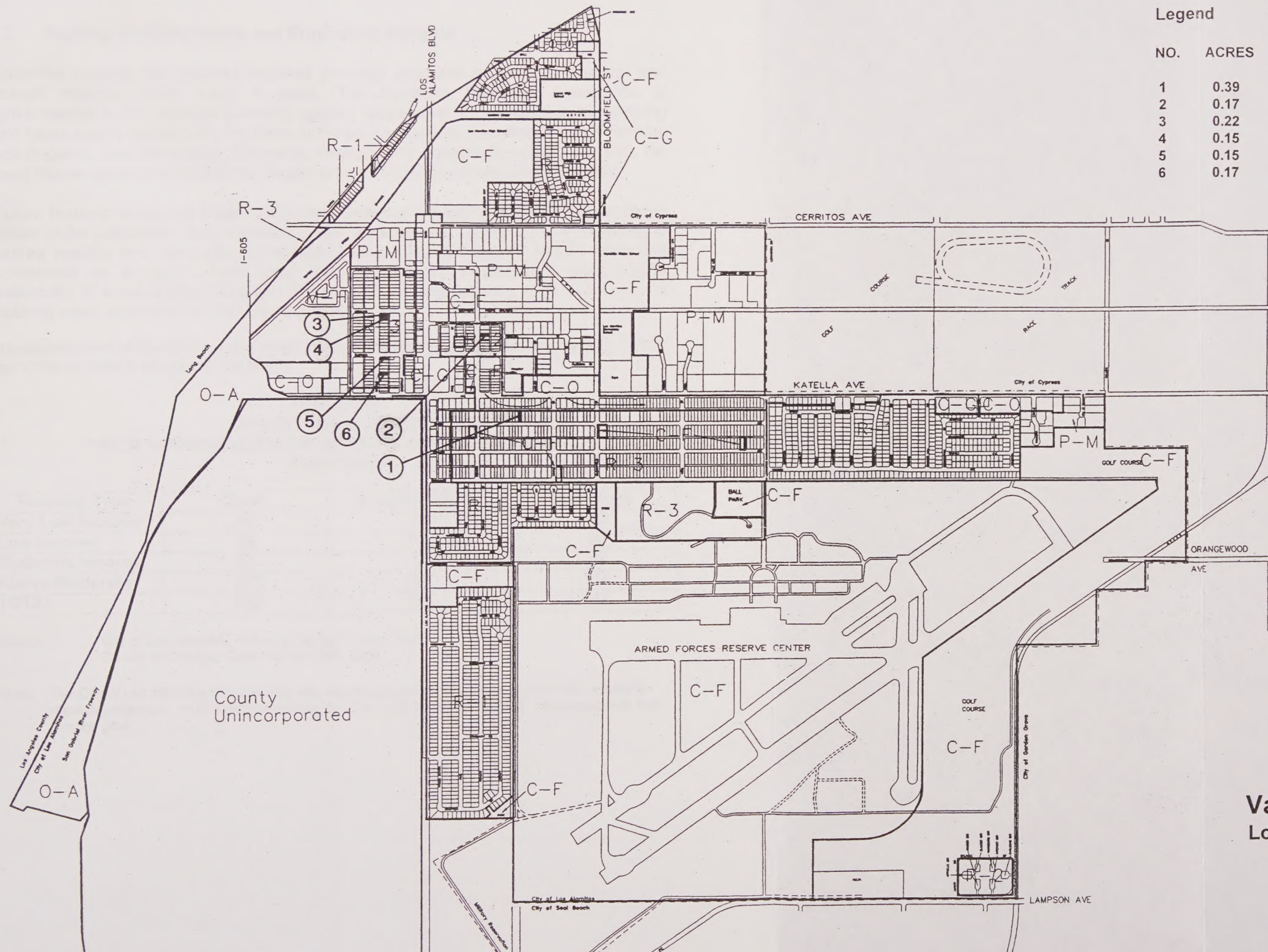
As shown in Table 7-2, all of the vacant land depicted in Figure 2 is zoned for multi-family development.

**TABLE 7-2
CITY OF LOS ALAMITOS
VACANT LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT**

CURRENT ZONING	VACANT ACREAGE (a)	POTENTIAL DWELLING UNITS
Low Density Residential (6 du/gross acre)	0.00	0
Limited Multi-Family Residential (max. 20 du/gross acre)	0.00	0
Multi-Family Residential (max. 30 du/gross acre)	1.25	37
TOTAL	1.25 Acres	37

(a) Refer to Figure 2 for location of the vacant parcels.

Source: City of Los Alamitos, "Draft General Plan, Background Technical Reports," February 1998; Field Survey, January 2000.



Legend

NO.	ACRES	ZONING	LOCATION
1	0.39	R-3	3751 Green Avenue
2	0.17	R-2	10801 Reagan Street
3	0.22	R-3	10742 Walnut Street
4	0.15	R-3	10752 Walnut Street
5	0.15	R-3	10862 Walnut Street
6	0.17	R-3	10912 Walnut Street

Figure 2

Vacant Residential Land Los Alamitos Housing Element



7.2 Regional Housing Needs and Production Analysis

California housing law requires regional planning agencies to identify “existing” and “future” housing needs every 5 years. The Southern California Association of Governments is the regional planning agency responsible for generating the existing and future needs numbers for the cities in the six county area encompassed by Ventura, Los Angeles, San Bernardino, Riverside, Orange, and Imperial Counties. In 1999, the need figures were contained in the Regional Housing Needs Assessment (RHNA).

Future housing needs are based upon the number of households that are expected to reside in the jurisdiction (future demand), plus an adequate supply of vacant housing to assure mobility and new units to replace losses. These housing needs, which are considered on a regional and local level, considered employment opportunities, availability of suitable sites for public facilities, commuting patterns, type and tenure of housing need, and other special housing needs.

An assessment of the City’s accomplishments in meeting its prior housing need (RHNA) for 1989 to 1994 is shown in Table 7-3.

TABLE 7-3
CITY OF LOS ALAMITOS
PRIOR HOUSING ELEMENT HOUSING OBLIGATION (RHNA)
(1989-1994)

Housing Type	Goal ¹	Accomplished ²	Difference
Very Low Income	69	79	+10
Low Income	88	78	-10
Moderate Income	88	0	-88
Above Moderate	154	0	-154
TOTAL	399	157	-242

Source: City of Los Alamitos, Housing Element, June 1992
County of Orange, Consolidated Plan, 1999

Note: The City of Los Alamitos produced 79 very low-income dwelling units, 10 more than needed to meet its obligation. HUD staff agreed that the City could receive a “10-unit” credit toward its low-income goal.

The current Regional Housing Needs Assessment for Los Alamitos is indicated in Table 7-4, Basic New Construction Need, and Table 7-5, Basic Need by Income Group. As can be seen from these tables, Los Alamitos has no new construction need.

**TABLE 7-4
BASIC NEW CONSTRUCTION NEEDS
1998-2005**

COMPONENT	NUMBER OF UNITS
Household Growth	77
Vacancy Adjustment	-130
Housing Unit Loss Adjustment	31
Total New Construction Needs	-22

Source: Regional Housing Needs Assessment, SCAG, December 1999

SCAG estimates that the total number of households in Los Alamitos will increase by 77 households from the start of the planning period (1998) to the end of the planning period (2005). SCAG also estimates an "ideal" vacancy rate of 171 housing units, which is then adjusted according to initial actual vacancies occurring at the start of the planning period (305 housing units). A further adjustment is made (additional vacancies needed) to arrive at a final vacancy adjustment of minus 130 units. The housing unit loss adjustment (31 units) is the number of units needed to replace those projected to be lost during the planning period to demolition, conversion to non-housing uses, and loss to natural disasters.

**TABLE 7-5
BASIC NEW CONSTRUCTION NEEDS
BY INCOME GROUP
1998-2005**

INCOME CATEGORY	ADDITIONAL UNITS NEEDED BY 2005 (Number/Percent of Total)
Very Low (less than 50% of County median)	0 (18%)
Low (50 to 80% of County median)	0 (14%)
Moderate (80 to 120% of County median)	0 (23%)
Upper (over 120% of County median)	0 (45%)
Total	0 (100%)

Source: Regional Housing Needs Assessment, SCAG, November 1999

Los Alamitos is virtually a built-out community. Approximately 37 acres of vacant land remains in Los Alamitos, none of which is zoned for single family use. The City's only source of developable, residentially zoned land are 1.25 acres which are zoned for multi-family residential uses and which can generate an additional 37 units in the City upon build out. (See Table 7.2, above.)

7.3 Income and Rents

Low-Income Status and Maximum Allowable Rents – According to HUD standards, households earning between 50 percent to 80 percent of an area's median income are considered low-income. Using this HUD standard, a four-member household earning \$38,000 per year in Orange County is considered low income.

The maximum allowable rent, which can be charged in Orange County, and still be considered affordable for a four-member, low-income household, is 30 percent of that household's monthly income, or \$950 per month or less. Qualifying very low-income rents for a four-member household are \$653 per month or less.

Rental Survey Interviews: An interview was conducted with Tony Ivancic, a local realtor, to confirm rental rates. Mr. Ivancic indicated that rents had increased in the last 9 months of 1999 due to increased demand for homes with short commuting distances from work, the healthy economy, and the limited supply of dwelling units in the area. A review of the advertised dwelling units for rent in the Long Beach Press Telegram determined that there were few rental units available in the City of Los Alamitos or in the surrounding communities. Residential rental rates are shown in Table 7-6.

**TABLE 7-6
LOS ALAMITOS
RESIDENTIAL RENTAL RATES
January 2000**

Attached Multi-Family Rental Units	Median Monthly Rent	Rental Range
1-bedroom	\$ 525	\$425 - \$750
2-bedroom	\$ 695	\$600- \$1,050
3-bedroom	\$ 1,100	\$950-\$1,995
Detached Single-Family Dwellings		
2 bedrooms, older single-family dwelling	\$ 850	\$725 - \$1,500
3-4 bedrooms, newer single-family dwelling	\$ 1,300	\$ 950 - \$1,600

Source: Interview with Mr. Tony Ivancic, Century 21 Unlimited, January 2000.
Long Beach Press Telegram, January 2000.

Note: These rents include rents from neighboring cities, as there were insufficient rental units available in Los Alamitos to conduct a reasonable statistical analysis.

7.4 At-Risk Units

Based on information contained in the "Inventory of Federally Subsidized Low Income Rental Units at Risk of Conversion, December 1999," compiled by the California Housing Partnership Corporation, there are no federally assisted low income rental units within the City that are at risk of converting to market rate housing by 2010. The only assisted residential housing project in the City is the federally-subsidized Laurel Park Manor housing project which is a 71-unit HUD 202/Section 8 project. This project was opened in August 1991. The Orange County Housing Authority has confirmed that no

other such federally subsidized (Section 8) or similar projects exist in Los Alamitos. According to the non-profit organization operating Laurel Park Manor (Retirement Foundation of Long Beach), they have a 20-year lease on the project which is not scheduled to end until 2011, therefore, this project is not at risk in the 10-year analysis period. In addition, the California Debt and Investment and Advisory Commission indicate that there are no rental units within the City that have been constructed with the use of multi-family mortgage revenue bonds. There are no units in the City built through a Density Bonus program.

7.5 Availability of Services and Facilities

There are adequate services and facilities to meet the needs of existing residences in Los Alamitos, as well as for the future recycling of properties. As noted in the Land Use Element of the General Plan, the following infrastructure exists to support future infill development and recycling.

1. The Los Alamitos Civic Center is located at 3191 Katella Avenue. There are 63 full-time employees at this facility. Police protection is provided by the City of Los Alamitos Police Department. The staff of 63 includes 33 sworn officers, support personnel and volunteers.
2. The City of Los Alamitos contracts with the County of Orange for fire protection services. The first responding station is Station 2 located at 3542 Green Avenue. Other stations providing service to the area consist of Station 17 in the City of Cypress and Station 48 in the City of Seal Beach.
3. The Los Alamitos Unified School District serves the project area as well as Rossmore and Seal Beach.
4. Sewer service is provided by the Rossmore/Los Alamitos Area Sewer District. In 1985, a Sewer System Master Plan was prepared to identify future sewer construction needed to accommodate ultimate build out.
5. Water service is provided by the Southern California Water Company. According to Company officials, overall water supply is good and they report an ability to service current and future water demands in the City. Fire flow is adequate in most areas. Where there is low fire flow, buildings are required to be sprinklered.

7.6 Energy Conservation

Under current law, the Los Alamitos Housing Element must include an analysis of opportunities for energy conservation with respect to residential development (Section 65583(a)(7)).

In relation to new residential development and especially affordable housing, construction of energy efficient buildings does add to the original production costs of ownership and rental housing. Over time, however, housing with energy conservation features should have reduced occupancy costs as the consumption of fuel and

electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings. Reduced energy consumption in new residential structures is one way of achieving more affordable housing costs when those costs are measured in monthly carrying costs as contrasted to the original sales price or production costs. Generally speaking, utility costs are among the highest components of ongoing carrying costs.

The City also recognizes that there are several ways to achieve energy conservation in new and existing housing. Potential state-of-the-art opportunities could be evaluated within the context of environmental impact reports, specific plans, and/or site plan review. Feasible site planning and/or building design energy conservation opportunities then could be incorporated into the project design. An evaluation of the potential for energy conservation could be incorporated into the permit and processing procedures of the City. The City does implement Title 24 of the California Administrative Code concerning energy efficiency standards.

7.7 Quantified Objectives

The City has no current Regional Housing Needs Assessment (RHNA) obligation. However, as shown in Table 7-7, the City expects 50 new dwelling units to be constructed, 35 units to be rehabilitated, and 109 units to be conserved during the current (1998-2005) planning period. These estimates are based on an evaluation of the 1989 Housing Element, the needs assessment, past building permit activity, and on current and projected constraints on development.

**TABLE 7-7
QUANTIFIED OBJECTIVES
BY INCOME CATEGORY -- 1998-2005**

Income Category	New Construction ¹	Rehabilitation ²	Conservation ³
Very Low	--	--	71
Low	--	14	38
Moderate	25	21	--
Above Moderate	25	--	--
Totals	50	35	109

¹ Estimated number of units to be constructed based on present population estimates, availability of vacant residentially zoned land, building permit and occupancy permit records. No new residential construction occurred in the City in 1998 or 1999.

² Does not include privately financed improvements, only those units rehabilitated with public assistance (CDBG residential rehabilitation funds administered by the Orange County Housing Authority). Five (5) of the units receiving assistance are mobilehomes.

³ Includes 71-unit HUD 202/Section 8 project, and 38 Section 8 Housing Certificates (vouchers rental assistance)

As indicated in Table 7-2, the City currently has only six vacant parcels, comprising 1.25 acres of residentially zoned land, which can support the construction of new housing. Two of these parcels currently have projects pending approval. The projects currently proposed are multifamily rental housing projects (9-unit and 4-unit projects) which would be affordable to moderate and above-moderate income households. No new units would be constructed in either the low or very low-income categories. Special needs housing for low-income groups, however, will continue to be provided for through the preservation of affordability of the Laurel Park Manor project (71 HUD 202/Section 8 units) and the securing of additional Section 8 Housing Certificates (approximately 3 additional certificates per year). In addition, the City anticipates, through its Community Development Block Grant (CDBG) program, to rehabilitate 35 residential units (including 5 mobilehomes) during the 7½-year planning period.

In developing its housing needs and action strategy, the City of Los Alamitos considered the following five areas of focus to meet:

1. Homelessness and Emergency Housing
2. Rental Housing Needs
3. Single-Family Construction
4. Affordable Housing

The following information presents the City's housing goals and policies. In Section 8.2 of this report, the implementation measures and financial and funding programs will be presented.

8.1 Housing Goals and Policies

8.1.1 Homelessness and Emergency Housing

The State of California has made housing one of its most significant priorities. In 1982, only 2% percent of the City's housing stock was designated as emergency housing. In 1990, 10 percent of the City's housing stock is designated as emergency housing. The Housing Element sets the following goals and policies. These include an emphasis on emergency housing and the development of emergency housing units. The Housing Element sets the following goals and policies. These include an emphasis on emergency housing and the development of emergency housing units.

Goals

- a. To ensure the preservation and development of existing and new emergency housing units.
- b. To ensure the development of emergency housing units.

SECTION 8.0

HOUSING GOALS AND POLICIES

The City's Housing Element serves as a work plan or guide for its policy makers and staff. According to State law, this work plan or guide should assist city officials in their decision making process and help ensure that the community's different housing needs are met.

Accordingly, Sections 2.0 through 5.0 of this document present the City of Los Alamitos' baseline demographic and housing information. This data was used by policy makers and citizens to formulate City-specific housing goals and policies contained in this Section 8.0.

In developing its housing goals and policies strategy, the City of Los Alamitos approached the task with the following five areas of focus in mind:

1. Maintenance and Preservation of Housing;
2. Preserving Housing Cost Affordability;
3. Equal Housing Opportunity;
4. Accessibility to Housing.

The following information presents the City's housing goals and policies. In Section 9.0 of this report, the implementation mechanisms, identified as "Housing Programs" will be presented.

8.1 Housing Goals and Policies

8.1.1 Maintenance and Preservation of Housing:

The State of California has made housing preservation and conservation a Statewide priority. In 1990, only 27 percent of the City's housing stock was over 30 years of age. Currently, approximately 60 percent of the City's housing stock is over 30 years of age. Although much of the housing stock has remained in good condition, there remains an on-going need to maintain residential properties and provide rehabilitation as needed. Making improvements to the existing housing stock is more desirable and less expensive than constructing new housing.

Goals

- Encourage the maintenance and rehabilitation of existing rental and mobile home housing where feasible.
- Take action to promote the removal and replacement of those substandard units which cannot be rehabilitated.

- Upgrade or improve community facilities and municipal services in keeping with community needs.
- Sustain a high standard of maintenance for all publicly owned property.
- Investigate and pursue programs and funding sources available to assist in the improvement of residential property.

Policies

- Continue to publicize and make available low interest rehabilitation loans for owner-occupied and rental residences.
- Implement a low interest rehabilitation loan program for mobile home units, contingent upon program details being resolved by HUD and the County of Orange.
- Continue the grant and deferred payment loan program for the rehabilitation of residences owned by lower income households, currently operated by the County of Orange on behalf of the City.
- Continue to monitor housing conditions throughout the City in order to expand existing rehabilitation efforts, as necessary.
- Continue outreach advertising of rehabilitation loan program to the public in order to increase program effectiveness.
- Continue to require that all new residential development comply with the energy conservation requirements of Title 24 of the California Administrative Code.
- Review all changes in zoning standards or General Plan designations to determine the cumulative impact on community facilities and municipal services.
- Continue public facilities improvements where needed and particularly in the City's three residential target areas: Old Town East and West and Apartment Row.
- Work with the Army National Guard to re-open and upgrade Shadow Hills housing for military personnel.

8.1.2 Preserving Housing Costs Affordability

The preservation of existing affordable housing units is critical to special needs persons in the community. Senior citizens, first time homebuyers, renters, and low-income individuals (the handicapped and female head of households) all rely on the City's existing supply of affordable housing opportunities.

Goals

- Preserve mobile homes which provide affordable housing to low income and elderly households.
- Discourage the conversion of existing apartment units to condominiums where such conversion will diminish the supply of low- and moderate-income housing.
- Investigate and pursue programs and funding sources designed to maintain and/or improve the affordability of existing housing units to low- and moderate-income households.

Policies

- Promote maintenance of the existing mobile home parks which provide affordable housing, particularly for the elderly, through General Plan and Zoning Amendments.
- Continue and expand the availability of rental assistance for local residents.

8.1.3 Equal Housing Opportunity

The City endorses the practice of equal housing opportunities for all. Housing should be available for all persons regardless of income, age, race, sex, or family status.

Goals

- Promote fair housing practices throughout the community.
- Encourage the development of housing which meets the special needs of handicapped and elderly households.
- Promote the provision of housing to meet the needs of families of all sizes.
- Encourage the provision of rental units for families with children.

Policies

- Continue to utilize the services of the Orange County Fair Housing Council
- Promote the construction of new housing for elderly and handicapped households.
- Investigate the feasibility of expanding the City's rehabilitation loan program to include the removal of architectural barriers in residences occupied by handicapped persons.

- Continue to utilize the housing information and referral services offered by the Orange County Housing Authority for persons seeking affordable rental and purchase housing.

8.1.4 Accessibility to Housing

The City strives for a “housing environment” that ensures that an adequate supply of housing is available to meet existing and future housing needs.

Goals

- Protect and expand housing opportunities for households needing assistance, including senior citizens, low- and moderate-income families and handicapped persons.
- Encourage the use of innovative land use techniques and construction methods to minimize housing costs without compromising basic health, safety and aesthetic considerations.
- Provide incentives or otherwise encourage the private development of new affordable housing for low- and moderate-income households.
- Investigate and pursue programs and funding sources designated to expand housing opportunities for low- and moderate-income households, including the elderly and handicapped.
- Facilitate the construction of low- and moderate-income housing to the extent possible.
- Periodically reexamine local building and zoning codes for possible amendments to reduce construction costs without sacrificing basic health and safety considerations.

Policies

- Establish and implement procedures for the provision of density bonuses or other incentives for housing development incorporating low- and moderate-income units.
- Encourage the use of innovative construction methods, including manufactured or factory built housing to minimize housing costs.
- Reduce or waive permit fees in order to facilitate the construction of low- and moderate-income housing.

SECTION 9.0

HOUSING/IMPLEMENTATION PROGRAMS

The purpose of this section is to present the housing implementation strategies for the City of Los Alamitos Housing Element. This section describes the activities the City has or will undertake to achieve the goals and policies outlined in Section 8.0 of this report. The two primary objectives of these actions are to improve the existing housing stock, and promote assistance to maintain housing affordability, including assisting special needs groups, such as the homeless.

9.1 Housing Improvement Program

The programs included in this section address issues of housing affordability, condition, and accessibility. The City will continue to use its regulatory powers to encourage the continued maintenance of housing, and will continue programs designed to improve existing units.

The 7½-year housing improvement program will be implemented during the period 1998 to 2005. The housing improvement program focuses efforts in the following five categories: code enforcement; rehabilitation of the existing housing stock; the preservation of existing single-family homes and neighborhoods; and the provision of neighborhood public services and facilities.

The specific activities and/or resources which will be used to meet the housing improvement needs are described below.

9.1.1 Code Enforcement and Community Conservation

Los Alamitos has an active code enforcement program dedicated to preserve and improve the appearance and physical condition of properties in the City. The City responds to citizen complaints regarding planning and zoning issues. In addition, the City publicizes its Code Enforcement and Community Conservation programs in a City-authored newsletter entitled, "City Insights" which is mailed to all residents twice a year.

As discussed previously, during the 1989-1994 planning period, code enforcement (for building, zoning, sign, and nuisance violations) in the City of Los Alamitos focused its efforts on property maintenance, including the removal of accumulated refuse or debris, inoperative vehicles, front or side yard parking or storage of vehicles, or graffiti on fences. Code Enforcement also was conducted to address the problem of illegal conversion of garages to rental units.

The City will continue to work closely with the County of Orange in the administration and operation of its Rehabilitation Programs. Where code enforcement activities involve housing construction deficiencies, it is staff's policy to inform the affected property owner of the available rehabilitation programs available to assist them with the funds to remedy the problems. The programs make funds available to low-income households for maintenance and rehabilitation. Violations for which loans may be appropriate

include severely deteriorated roofs and wall surfaces, broken and inoperable windows, and inadequate and outdated electrical services.

Funds made available through the County's Residential Rehabilitation Program (CDBG funds) may also be used for the purpose of constructing room additions to residential dwellings to ease overcrowding conditions.

Anticipated Impact:	Rehabilitate 35 rental units during planning period
Funding Sources:	Community Development Block Grant
Responsible Agency:	County of Orange Housing and Community Development Department and the City of Los Alamitos Community Development Department
Implementation:	2000-2005

9.1.2 Deferred Payment Loan Program

This federally funded program provides zero interest, deferred loans to low- and moderate-income households. The City publicizes information related to the program in a City-authored newsletter entitled, "City Insights" which is mailed to all residents twice a year. Participants in the program must have a household income not exceeding 80 percent of median income for the area to meet eligibility requirements. The money is secured with a recorded lien agreement bearing no interest and is not due until the house is sold or transferred.

Anticipated Impact:	Assist 15 households by 2005.
Funding Sources:	Community Development Block Grant
Responsible Agency:	County of Orange Housing and Community Development Department and the City of Los Alamitos Community Development Department
Implementation:	2000-2005

9.1.3 Energy Conservation

Section 25402.3 of the California Public Resources Code appropriates \$2 million to the California Department of Housing and Community Development (HCD) for energy conservation and rehabilitation of housing for low- and very low-income households. HCD will make these funds available to localities and non-profit sponsors. These monies may be used in conjunction with other rehabilitation programs to upgrade and preserve existing low- and very low-income rental housing. Currently, the County of Orange administers this program. However, the City publicizes the availability of the program to residents in a City-authored newsletter entitled, "City Insights" which is mailed to all residents twice a year. The Los Alamitos Community Development Department assists applicants on a referral basis.

Anticipated Impact: Minimization of energy consumption in new housing
Funding Sources: California Department of Housing and Community Development
Responsible Agency: County of Orange Housing and Community Development Department and the City of Los Alamitos Community Development Department
Implementation: Ongoing

9.1.4 Site Plan Review Process

The primary purpose of the City's Site Plan Review Process is to ensure that new multiple or single family residential units and remodels and additions to existing units are designed and constructed in a quality manner. Further, this process helps to encourage design that promotes public convenience, conserves property values, and assures the most appropriate use of land. Although there is a fee for the Site Plan Review Process for multiple-family structures with three or more units on a lot, there is no charge for single-family homes and duplexes.

Anticipated Impact: Ensure quality residential development
Funding Sources: City General Fund
Responsible Agency: The City of Los Alamitos Community and Economic Development Department
Implementation: Ongoing

9.1.5 City Pride Awards Program

The Los Alamitos "City Pride" Awards program focuses on the idea that public recognition of well kept homes will encourage other home owners to follow their neighbor's example. Pride of ownership characterizes all the homes nominated for a City Pride Award. Each represents a commitment to neighborhood beautification.

Anticipated Impact: Improvement of existing residential neighborhoods
Funding Sources: City General Fund
Responsible Agency: The City of Los Alamitos Community Development Department
Implementation: Ongoing

9.2 **Housing Assistance Program**

The high cost of housing, which continues to escalate, makes it increasingly difficult for many households to find safe, sanitary, and decent housing at levels that are within their income ranges. The City of Los Alamitos recognizes the need to provide assistance to lower income households so they may obtain decent housing. If affordable housing cannot be readily produced, then various subsidies are needed to allow residents to occupy the housing which is available.

The 7½-year housing assistance program is outlined below. The program was designed considering such parameters as the mandates of the federal and state housing

legislation; the goals and policies of the City of Los Alamitos; and the programs and activities currently underway to assist with housing costs. The two primary categories of the housing assistance program are: (1) housing assistance in existing units; and (2) the preservation of existing affordable units.

9.2.1 Rental Assistance

A total of 23 Section 8 certificates were provided to Los Alamitos residents as of 1999. This is an increase of six recipients in the City since 1997.

The Orange County Housing Authority (OCHA) verified that the City is appropriately promoting its Section 8 program and the usage of the program is in conformance with trends established for other Section 8 programs based upon its population and need as compared to surrounding Orange County cities. Consequently, the goal to serve 3 to 4 new households per year through the Section 8 program is a realistic and attainable goal.

Anticipated Impact:	Provide fifteen (15) additional housing certificates and/or vouchers
Funding Sources:	U.S. Department of Housing and Urban Development
Responsible Agency:	Orange county Community Development and Housing Department on behalf of the City of Los Alamitos
Implementation:	2000-2005

9.2.2 Fair Housing Program

The City utilizes the services of the Orange County Fair Housing Council to promote fair housing practices and to use their counseling services for tenant-landlord disputes and cases of alleged discrimination.

In addition, the City publicizes fair housing and complaint referral informational announcements in a City-authored newsletter entitled, "City Insights" which is mailed to all residents twice a year and in the City Parks and Recreation Schedule of Classes, which is published three times per year, and is available in the Los Alamitos area.

The City has assisted two housing advocacy groups (Precious Life Shelter and Casa Youth Shelter) in finding and building housing for their client base.

Anticipated Impact:	Assurance that all Los Alamitos residents are afforded equal opportunity when attempting to secure housing
Funding Sources:	Community Development Block Grant
Responsible Agency:	The City of Los Alamitos Community and Economic Development Department
Implementation:	Ongoing

9.2.3 Senior Housing Program

During the 1989-1994 planning period, a goal of 157 "very low" and "low" income housing units was set for the City for attainment by the Regional Housing Needs Assessment (RHNA). The City was able to attain this goal, primarily through the construction of a 71-unit HUD 202/Section 8 project for low-income seniors.

The City's zoning ordinance permits low-income senior housing projects subject to a Conditional Use Permit in the C-F-"Community Facilities Zone." In addition, this use is permitted and allowed greater design flexibility through the Conditional Use Permit process in the R-3-"Multiple Family Residential Zone."

At the present time, the City does not have the financial resources to purchase land for a senior housing project. However, through implementation of the following, the City will encourage the private sector to construct this type of housing by:

- Allowing zoning and design flexibility for affordable senior housing projects (See Section 6.1.1);
- Waiving development impact fees for affordable senior housing projects (See Section 6.1.2);
- Maintaining an inventory of sites suitable for development or redevelopment for affordable senior housing; and
- Conducting, on an annual basis, an "outreach" to senior housing developers and non-profit housing providers to attract developers of affordable senior housing to the City.

Anticipated Impact:	Development of affordable housing for seniors
Funding Sources:	City General Fund
Responsible Agency:	The City of Los Alamitos Community and Economic Development Department
Implementation:	Ongoing (2000-2005)

9.2.4 Density Bonus Program

The City of Los Alamitos has adopted an inclusionary zoning ordinance that implements the State's mandated density bonus provisions for housing projects that include affordable units. The City's ordinance provides for a twenty-five percent (25%) density bonus for projects with 5 or more units when a minimum of twenty percent (20%) or more of the units are set aside for occupancy by lower income individuals and families; or ten percent (10%) or more of the units are set aside for occupancy by very low income individuals and families; or fifty percent (50%) or more of the units are set aside for qualifying residents as defined in Civil Code Section 51.3. (See Section 6.1.1)

Anticipated Impact:	Development of affordable housing
Funding Sources:	City General Fund
Responsible Agency:	The City of Los Alamitos Community and Economic Development Department
Implementation:	Ongoing (2000-2005)

9.2.5 Protection of Mobile Home Parks

The City of Los Alamitos has one mobile home park that provides a total of 110 spaces. Many of the households within this facility are of low- and moderate-income. Because of concern for the welfare of these residents and for the retention of the affordable housing which mobile home parks represent, the City has adopted an "M-H" zone which is limited to mobile home use.

Anticipated Impact:	Preservation of affordable housing
Funding Sources:	City General Fund
Responsible Agency:	The City of Los Alamitos Community Development Department
Implementation:	Ongoing (2000-2005)

9.2.6 Condominium Conversion Regulations

The City is committed to the preservation of its existing multiple-family rental units. Currently, 56.8 percent of the City's housing stock is renter occupied. Accordingly, Section 22-51.6 ("Limitation on Conversion"), of the City's Zoning Ordinance limits condominiums to 15 percent of all multiple-family units in the City.

Anticipated Impact:	Preservation of affordable housing
Funding Sources:	City General Fund
Responsible Agency:	The City of Los Alamitos Community and Economic Development Department
Implementation:	Ongoing (2000-2005)

9.2.7 Preservation of Federally-Subsidized Housing

The City has confirmed that the only federally-subsidized housing project in Los Alamitos is the 71-unit HUD 202/Section 8 project (Laurel Park Manor). This project was opened in August 1991. According to the non-profit organization operating Laurel Park Manor (Retirement Foundation of Long Beach), they have a 20-year lease on the project which is not scheduled to end until 2011.

The Orange County Housing Authority confirmed that no other such federally-subsidized projects exist in Los Alamitos, and there are no units in the City built through a Density Bonus program.

Included in the conditions of approval for the subject 71-unit project is the restriction that the subject building be used as a senior housing development. The development was built with a reduced parking ratio, and it must be maintained as senior housing unless the parking is brought into conformity with the on site parking requirements for unrestricted residential units. This parking restriction makes it difficult to convert this project to another residential use.

Anticipated Impact:	Preservation of affordable housing
Funding Sources:	City General Fund
Responsible Agency:	The City of Los Alamitos Community and Economic Development Department
Implementation:	Ongoing (2000-2005)

9.2.8 Assisting the Homeless

As discussed in Section 5.0 of this report, the City of Los Alamitos currently has four City-based organizations that are providing services to homeless individuals. These services are as follows:

1. **Precious Life** - A private facility for pregnant homeless women and their infants that have a current 21-bed adult capacity and 11-bed capacity for infants. The shelter was established in 1988 and has received approximately \$15,000 from the City's CDBG funds for rehabilitation.
2. **Casa Youth Shelter** - Provides shelter and professional counseling for teenage runaways and youths in crisis. The shelter was established in 1978 in Los Alamitos. Since its establishment, Casa Youth Shelter has served 8,221 youths and 31,886 family members, reunited 6,577 youths with their families, and referred 1,600 youths to alternative living situations. The shelter currently has 12 beds, three of which are for longer term stays.
3. **"We Care"** - Is an incorporated, non-profit consortium of 8 to 10 Los Alamitos area churches. "We Care" is primarily set up to serve the needs of Los Alamitos residents. Whether it be hot meals, needed rent or utility money, or employment assistance, "We Care" is there to assist area families and individuals who find themselves in a difficult situation due to a job loss or a family illness.
4. **Hotline of Southern California** - This referral service is based in Los Alamitos and provides housing, employment, and medical referrals for Orange County persons in need.

The City of Los Alamitos has taken a very active role in assisting with the provision of emergency and transitional housing in the community. Currently, the zoning code permits these uses and it has been past City policy to exercise flexibility, through the Conditional Use Permit Process, by reducing parking and set back requirements, and waiving certain fees.

Anticipated Impact:	Continued support of non-profit organizations that provide assistance for homeless individuals and families
Funding Sources:	State and Federal Grants; Private Investment; City General Fund
Responsible Agency:	The City of Los Alamitos Community Development Department
Implementation:	Ongoing

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